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May 22, 2008

Agenda No. 3
02/26/08

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

**Re: CONDITIONAL USE PERMIT NO. 03-249-(5)
OAK TREE PERMIT NO. 05-00051-(5)
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously conducted a hearing regarding an appeal of the Regional Planning Commission's approval of the above-referenced permits, which are associated with Vesting Tentative Tract Map No. 06-0259-(5), and relate to a proposed 492 single-family lot, density-controlled, development and an associated removal and encroachment into the protected zones of oak trees in the Soledad Zoned District. At the completion of the hearing, you indicated an intent to approve the permits and instructed us to prepare findings and conditions for approval. Enclosed are proposed findings and conditions for your consideration.

Very truly yours,

RAYMOND G. FORTNER, JR.
County Counsel

By

LAWRENCE L. HAFETZ
Principal Deputy County Counsel
Property Division

APPROVED AND RELEASED:

RAYMOND G. FORTNER, JR.
County Counsel

LLH:sh

Enclosures

HOA.522391.3

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER FOR
CONDITIONAL USE PERMIT NO. 03-249-(5) AND
OAK TREE PERMIT NO. 05-00051-(5)**

1. The Board of Supervisors of the County of Los Angeles ("Board") conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 03-249-(5) ("CUP") and Oak Tree Permit No. 05-00051-(5) ("Oak Tree Permit") on February 26, 2008. The Los Angeles County Regional Planning Commission ("Commission") previously conducted a noticed public hearing on July 12, 2006, September 13, 2006, and December 13, 2006. The CUP and Oak Tree Permit matters were heard concurrently with the matter of Vesting Tentative Tract Map No. 06-0259-(5) ("Vesting Map").
2. The project proposes a residential development of 492 single-family lots, 37 open space lots (including landscaped and natural open space), three park lots, one water pump station lot, 14 public facility lots, and one water tank lot. The project includes a 16-acre public park, which includes a universally-accessible playground, community building, soccer and baseball fields, hard courts, picnic area, and restrooms, as well as a multi-use trail along Shadow Pines Boulevard for pedestrians and bicycle use. A gated, off-site private driveway and fire lane ranging in width from 20 to 26 feet will serve as emergency access northerly to Summit Knoll Road.
3. The subject site is located at a northeasterly extension of Shadow Pines Boulevard east of Snow Drop Court and Jasmine Valley Drive, north of the City of Santa Clarita ("City") in the Soledad Zoned District.
4. The irregularly-shaped property is approximately 500.6 gross acres in size in a mostly natural condition with level to steeply sloping topography. Of the approximately 422.1 acres of nonurban lands, approximately 114.8 acres are within 0 to 25 percent slopes, 116.1 acres within 25 to 50 percent slopes, and 191.2 acres have slopes 50 percent and over.
 - a. A CUP is required to ensure compliance with nonurban hillside management design review criteria, on-site project grading, and clustering, pursuant to Sections 22.20.100, 22.24.150, 22.56.205, and 22.56.215 of the Los Angeles County Code ("County Code").
 - b. The project proposes 5.2 million cubic yards of cut and fill grading to be balanced on-site.
5. Access to the proposed development is provided by an extension of Shadow Pines Boulevard, an 80-foot wide secondary highway as indicated on the County Master Highway Plan.

6. The project site is currently zoned A-2-1 (Heavy Agricultural - One Acre Minimum Required Lot Area), which was established by Ordinance No. 3555 as Zone Change Case No. 7399 on May 6, 1958. The property also contains R-1-7,000 (Single-Family Residential - 7,000 Square Feet Minimum Required Lot Area), R-1-9,000 (Single-Family Residential - 9,000 Square Feet Minimum Required Lot Area), R-1-10,000 (Single-Family Residential - 10,000 Square Feet Minimum Required Lot Area), and R-1-11,000 (Single-Family Residential - 11,000 Square Feet Minimum Required Lot Area) zoning, which was established by Ordinance No. 9034 as Zoning Case No. 4991 on January 25, 1966. Surrounding zoning is A-1-1 (Light Agricultural - One Acre Minimum Required Lot Area) with A-2-1, R-1-6,000 (Single-Family Residential - 6,000 Square Feet Minimum Required Lot Area), R-1-7,000, R-1-9,000, and R-1-10,000 with City zoned property to the south and west.
7. The subject property consists of five lots. Surrounding uses include single-family residences and vacant property.
8. The project is consistent with the A-2-1, R-1-7,000, R-1-9,000, R-1-10,000, and R-1-11,000 zoning classifications. Single-family residences are permitted in the R-1 and A-2 zone pursuant to Sections 22.20.070 and 22.24.120 of the County Code. The proposed lot sizes of the project are less than the normal area requirements of the A-2-1, R-1-7,000, R-1-9,000, R-1-10,000, and R-1-11,000 zoning. However, the permittee has requested a CUP for density-controlled development pursuant to Section 22.56.205 of the County Code, which concentrates dwelling units to a portion of the property and allows smaller lot sizes, as long as the required size is achieved over the entire subject property. The remaining area is reserved as permanent open space.
9. The property falls within the Hillside Management ("HM"), Urban 1 ("U1"), Urban 2 ("U2"), and Floodway/Flood Plain ("W") land use categories of the Santa Clarita Valley Area Plan ("Area Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). The proposed 492 dwelling units are consistent with the maximum 494 dwelling units permitted by the land use categories for nonurban and urban hillside residential development, with no density credit for areas within the W land use category.
10. This is a hillside management project requiring a CUP pursuant to Section 22.56.215 of the County Code because the subject property contains areas with a natural slope of 25 percent or more in both urban and nonurban hillside management areas, and the proposed 492 dwelling units exceed the nonurban low-density threshold of 34 dwelling units and urban mid-point density threshold of 205 dwelling units, established for the site by the Area Plan.

11. The Vesting Map case is a related request to create 492 single-family lots, 37 open space lots (including landscaped and natural open space), three park lots, one water pump station lot, 14 public facility lots, and one water tank lot on 500.6 acres.
12. The Oak Tree Permit case is a related request to remove 72 oak trees and to encroach into the protected zone of 71 oak trees. The proposed removals and encroachments are due to potential impacts from construction and the development of the proposed public park.
13. The applicant submitted an oak tree report (dated April 24, 2006) prepared by Thomas Leslie, the consulting arborist, identifying and evaluating 145 oak trees on the subject property ("Oak Tree Report").
14. The Los Angeles County Forester and Fire Warden ("Forester and Fire Warden") has reviewed the Oak Tree Report and determined that the document is accurate and complete as to the location, size, condition, and species of the oak trees on the site. The Forester and Fire Warden has recommended approval of the requested oak tree removals and encroachments, subject to recommended conditions of approval, including replacement of oak tree removals at a rate of four-to-one (4:1) for a total of up to 288 mitigation trees.
15. The project provides an approximate total of 374.1 acres of open space (75 percent) within park lot Nos. 494 through 496, open space (including landscaping) lot Nos. 497 through 500, 505, 507 through 509, and 519 through 547. The project is consistent with the minimum 25 percent open space required for urban hillside projects, and 70 percent open space required for nonurban hillside projects.
16. Letters were received and submitted to the Commission and the Board, including letters from the City and the Los Angeles County Sanitation District, Southern California Association of Governments ("SCAG"), U.S. Department of Interior-Bureau of Land Management, and California Highway Patrol. The correspondence reflected comments on the Draft Environmental Impact Report ("Draft EIR") as well as on the project design.
17. During its July 12, 2006 public hearing session, the Commission heard a presentation from staff as well as testimony from the applicant and the public.
18. Ten people testified at the July 12, 2006 public hearing session: Six in support of the project and four with concerns regarding the project. Those in support included Shane's Inspiration, who favored the project's inclusion of universally-accessible playground equipment, the project's provision of all-weather access for adjacent residents, the removal of nuisances from the property because of development, and the anticipation that the project will result in quality homes being built.

Concerns raised during the public hearing involved, among other things, water quality, the responsibility for maintaining the private access driveway leading to properties to the east past the public park, the loss of environmental resources, wildlife, and the number of lanes on Shadow Pines Boulevard.

19. Other issues raised during the July 12, 2006, public hearing session included project grading and access to adjacent properties to avoid "land-locking" of parcels. Also raised was the issue of permission, and the evidence of permission, for the off-site improvements of the southern extension of Shadow Pines Boulevard, and the issue of off-site grading to the north of the project.
20. During the July 12, 2006 public hearing session, the permittee clarified that the off-site private driveway to properties east of the park will be maintained by the project's proposed homeowners' association.
21. During the July 12, 2006 public hearing session, the Commission discussed how best to determine the appropriate number of dwelling units measured against infrastructure deficits in the area and the cost of improvements. Development at the maximum density is generally disfavored; mid-point density is generally preferred. However, an infrastructure deficit exists in the Santa Clarita Valley and new development can provide much-needed infrastructure for the community if sufficient housing units are built to justify financing off-site infrastructure improvements. The project will provide a much-needed community park and essential improvements to regional circulation, further justifying a near-maximum density under existing Plan categories.
22. After testimony and discussion, the Commission continued its public hearing to September 13, 2006.
23. Subsequent to the July 12, 2006 public hearing, the permittee met with staff several times to discuss project issues and a conceptual redesign of the project. The permittee indicated its intent to relocate the off-site debris basin to be within the project boundary, to redesign the project to reduce project grading, and to limit development on steeper slopes more than originally proposed. By letter, the City had requested that the proposed improvements to Shadow Pines Boulevard be reduced from four lanes to two lanes.
24. During the September 13, 2006 public hearing session, the Commission heard a presentation from staff and testimony from the applicant and the public. Eight people testified in favor of the project and three people raised concerns with the project. The permittee also presented a conceptual redesign of the project that had not yet been reviewed by Los Angeles County Subdivision Committee ("Subdivision Committee"). The conceptual redesign reflected the permittee's initial efforts to minimize project grading and to reduce the development footprint on steeper slopes.

25. During the September 13, 2006 public hearing session, the Commission discussed the potential effects of development near Tick Canyon Wash, including the effects of constructing a bridge and the potential increased velocity of water due to the development. The Commission also discussed the need for sufficient parking for the public park and the extent of improvements for the project, including the number of lanes for Shadow Pines Boulevard through the project area.
26. After hearing the testimony, the Commission directed the permittee to work with staff to resolve the outstanding issues and to clear review by the Subdivision Committee. The Commission also provided the permittee direction regarding undulating slopes for the project and the project's visual impacts. The Commission then continued the public hearing to December 13, 2006.
27. During the December 13, 2006 public hearing session, the Commission again heard a presentation from staff and testimony from the permittee and the public. One person testified in favor of the project and three people raised concerns regarding the project.
28. The permittee's redesign of the project included a reduction in project grading from approximately 5.9 million cubic yards to 5.2 million cubic yards, and included the addition of contour grading. The project redesign also reduced the development footprint, resulting in an increase of 21 acres of open space. The redesign also showed: (a) a relocated debris basin from off-site to on-site; (b) additional park improvements, including the addition of standard and accessible parking spaces; (c) a change to the proposed improvements to Shadow Pines Boulevard from four lanes to two lanes, with no parking; (d) meandering sidewalks; and (e) a multi-use trail. At the time of the December 13, 2006 public hearing session, the redesigned tentative map and Exhibit "A" were not yet cleared by the Subdivision Committee for technical holds.
29. Clearance of technical holds from the Subdivision Committee is required for the tentative map and Exhibit "A" approval. Staff recommended that the revised tentative map and Exhibit "A" be submitted to the Subdivision Committee for review before final action by the Commission.
30. On December 13, 2006, after hearing all testimony, the Commission closed the public hearing and directed staff to prepare the final documents for approval. On June 6, 2007, the Commission granted final approval of the Vesting Map, CUP, and Oak Tree Permit.
31. On March 14, 2007, the permittee submitted a revised tentative map and Exhibit "A" to the Subdivision Committee. The Subdivision Committee reviewed the project and, subject to certain conditions, recommended the project for approval.

32. After the Commission approved the Vesting Map, CUP, and Oak Tree Permit, certain interest groups appealed the Commission's decision to the Board based on claims of insufficiency of water supply.
33. On February 26, 2008, due to the appeal, the Board held its public hearing for the project. At the public hearing, the Board heard a presentation from staff and heard testimony from the applicant, the general manager for the Castaic Lake Water Agency ("CLWA"), and members of the public
34. Like at the Commission, those members of the public that testified in favor of the project cited its inclusion of universally-accessible play equipment, the provision of all-weather access to neighboring properties, the elimination of nuisances on the property, and the proposed community park. Also like at the Commission, those people testifying with concerns regarding the project raised issues concerning the insufficiency of water supplies for the project, the loss of environmental resources and wildlife, and access to a neighboring property.
35. Subsequent to the approval of the project by the Commission, a federal court ruled that a biological opinion supporting the incidental take of Delta smelt by State Water Project ("SWP") pumping operations was not in compliance with the federal Endangered Species Act. The same federal court also issued a written order setting forth interim remedies to protect the Delta smelt and more precise technical information about water supply incorporating the interim remedies was published. Also during this period, more advanced global-warming modeling became available.
36. The County Department of Regional Planning ("Department") wrote a letter to CLWA following the federal court decision concerning the Delta smelt. CLWA is the wholesaler of primarily SWP water, but in general imported water, to the Santa Clarita Valley and to this project. CLWA wrote a response letter to the Department affirming that it can continue to provide water to this development and to other known projects to the 2030 horizon, and that CEQA Lead Agencies can continue to rely on CLWA's adopted 2005 Urban Water Management Plan.
37. County Water Works District No. 36 participated in the preparation of CLWA's adopted 2005 Urban Water Management Plan for the Santa Clarita Valley and agrees with the conclusion that there is an adequate water supply to serve the project.
38. At the February 26, 2008 public hearing, the Board heard testimony from the general manager of CLWA. The general manager testified that the water retailers within its service area are in a position to issue positive water supply assessments for new developments in the CLWA service area. Newhall County Water District is a water retailer within CLWA's service area and is the public water system that will supply water for the project.

39. The California Department of Water Resources ("DWR") recently released its 2007 draft water reliability report, which incorporates impacts from the federal court's written order setting forth interim remedies to protect the Delta smelt and more advanced global-warming modeling. The report reduces the reliability factor for average long-term SWP water deliveries from 77 percent to 66 percent. Reductions in the report are also made in the reliability figure for dry and multi-dry years. The reduced reliability figures do not change the conclusion of the Draft EIR that there will be adequate supplies to meet the demand as forecasted in the 2005 Urban Water Management Plan.
40. An updated technical memorandum was prepared for the project to update the water supply analysis in the Draft EIR and to apply the conclusions of DWR's draft 2007 water reliability report to the Santa Clarita Valley and to this project. The additional environmental information analyzed impacts previously analyzed in the Draft EIR and concluded that potential environmental impacts to water supply remain insignificant.
41. The Los Angeles County Department of Public Works ("Public Works") reviewed the updated technical memorandum and concurs with its conclusions.
42. The Board finds that the benefit of the project's infrastructure balances against the project's requested near-maximum permitted density under hillside management regulations. The project will also provide significant community benefits justifying approval of development at the near-maximum allowable density. The project will provide essential regional road improvements that will improve primary and emergency access for existing residences in the area and thereby will enhance fire safety for the region. The project will include fuel modification and sprinklered homes, which will provide an additional fire buffer for existing residences in this hillside community. The project will construct and dedicate to the County a large public park, including athletic facilities and a universally-accessible playground. Because the surrounding community has insufficient park space, the proposed park will be an important community benefit. The project will also provide important trail connections for pedestrian and bicycle use, and will dedicate substantial portions of the project site as permanent open space.
43. The Board finds that 374.1 acres of the property (75 percent of the project) will be set aside as permanent open space. The open space is comprised of public park lots, landscape lots, manufactured slopes, and natural open space. The open space lots will be dedicated to the County and the maintenance of both the park and natural open space will be provided by a Landscaping and Lighting Act District.
44. The Board determines that the front yard setbacks for the project may be 14 feet, measured from the property line to the habitable structure on a given parcel.

45. At the February 26, 2008 hearing, the Board found that, to avoid a sterile appearance for the project, the applicant should incorporate feasible design controls, setbacks, and other measures into the project's master design standards to limit repetitive home design.
46. For proposed uses on parcels located within the R-1 Zone, the uses are required to comply with the development standards of the R-1 zone pursuant to Section 22.20.105 of the County Code; for proposed uses located within the A-2 zone, the uses are required to comply with the development standards of the A-2 zone pursuant to Section 22.24.170 of the County Code, both except as otherwise modified by the CUP.
47. The Board finds that the Final Environmental Impact Report ("Final EIR") for the project was prepared in accordance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Final EIR consists of the Draft EIR dated May 2006 and the Responses to Comments (dated May 2007) and identifies mitigation measures to be implemented as part of the project. The Findings of Fact and Statement of Overriding Considerations ("Findings and SOC") are incorporated herein by this reference, as if set forth in full.
48. The Board reviewed and considered the Final EIR and found that it reflects the independent judgment of the County. As stated in the Final EIR and the Findings and SOC, implementation of the project will result in specifically identified significant effects upon the environment. Except for adverse effects upon air quality, biota, education facilities, libraries and parks, solid waste, police services, and growth inducement, identified significant adverse effects can be reduced to acceptable levels with the mitigation measures identified in the Final EIR and incorporated as conditions in this CUP, Oak Tree Permit and the related Vesting Map.
49. With respect to the adverse effects upon air quality, biota, education facilities, libraries and parks, solid waste, police services, and growth inducement, the Board determined that the substantial benefits resulting from the project outweigh the potential unavoidable adverse effects and are acceptable based upon the overriding considerations set forth in the Findings and SOC.
50. A Mitigation Reporting and Monitoring Program ("MMP") consistent with the conclusions and recommendations of the Final EIR was prepared, and its requirements are incorporated into the conditions of approval for this project.
51. The MMP prepared in conjunction with the Final EIR identified in detail how compliance with its measures adopted to mitigate or avoid potential adverse impacts to the environment is ensured.

52. The Board finds that this project has an impact on fish and wildlife resources and thus is not exempt from California Department of Fish and Game fees pursuant to section 711.4 of the California Fish and Game Code.
53. Approval of this CUP and Oak Tree Permit is conditioned on the permittee's compliance with the attached conditions of approval and the MMP as well as the conditions of approval for the Vesting Map.
54. The permittee has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.
55. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Los Angeles County Department of Regional Planning, Hall of Records, 13th Floor, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

BASED ON THE FOLLOWING, THE BOARD OF SUPERVISORS CONCLUDES:

- A. That the proposed uses with the attached conditions and restrictions will be consistent with the adopted General Plan and Area Plan;
- B. That with the attached conditions and restrictions, the requested uses at the proposed location will not adversely affect the health, peace, comfort, or welfare of people residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other people located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare;
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area;
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such uses would generate, and adequately served by other public or private service facilities as are required;
- E. That the proposed project is located and designed so as to protect the safety of current and future community residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow, or erosion hazard;

- F. That the proposed project is compatible with the natural, biotic, cultural, scenic, and open space resources of the area;
- G. That the proposed project is conveniently served by (or provides) neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan;
- H. That the proposed project demonstrates creative and imaginative design, resulting in a visual quality that will complement community character and benefit current and future community residents;
- I. That construction of the proposed improvements will be accomplished without endangering the health of any remaining trees on the property that are subject to Chapter 22.56, Part 16, of the County Code;
- J. That the proposed removal of the oak trees will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated;
- K. That in addition to the above facts, the removal of at up to 72 oak trees and the encroachment of 71 oak trees is necessary for development reasons as continued existence of the trees at the present location frustrates the planned improvements or proposed use of the subject property to such an extent that:
 - a) alternative development plans cannot achieve the same permitted density or the cost of such alternative would be prohibitive; or b) placement of such trees precludes the reasonable and efficient use of such property for a use otherwise authorized;
- L. That the proposed removal and encroachment of the oak trees will not be contrary to or in substantial conflict with the intent and purpose of the oak tree permit procedure; and
- M. That the information submitted by the applicant and presented at the public hearing substantiates the required findings for an oak tree permit as set forth in Section 22.56.2100 of the County Code.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Certifies that the Final EIR was completed in compliance with CEQA and the State and County Guidelines related thereto; certifies that it independently reviewed and considered the information contained in the Final EIR, and that the Final EIR reflects the independent judgment and analysis of the Board as to the environmental consequences of the project; indicates that it certified the Final EIR at the conclusion of its hearing on the project and adopted the Findings of Fact, Statement of Overriding Considerations and Mitigation Reporting and Monitoring Program, finding that pursuant to California Public Resources Code section 21081.6, the MMP is adequately designed to ensure compliance with the

mitigation measures during project implementation, found that the unavoidable significant effects of the project after adoption of said mitigation measures are as described in those findings; and determined that the remaining, unavoidable environmental effects of the project have been reduced to an acceptable level and are outweighed by specific health and safety, economic, social, and/or environmental benefits of the project as stated in the Findings of Fact and Statement of Overriding Considerations; and

2. Approves Conditional Use Permit No. 03-249-(5) and Oak Tree Permit No. 05-00051-(5) subject to the attached conditions.

**CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 03-249-(5) AND
OAK TREE PERMIT NO. 05-00051-(5)**

1. This grant authorizes the use of the subject property for a maximum of 492 single-family residential lots, along with certain open space lots, public facility lots, and one water tank lot, subject to all of the following conditions of approval. These lots will be clustered in compliance with hillside management design review criteria and density-controlled development, as depicted on the approved Exhibit "A" (dated March 14, 2007).
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Department") their affidavit stating that they are aware of, and agree to accept all the conditions of this grant, and that the conditions have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition Nos. 7, 9, and 61.
4. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
5. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Los Angeles County Regional Planning Commission or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if it finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.
6. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.
7. The subject property shall be developed and maintained in full compliance with the conditions of this grant and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles ("County") the sum of \$750. These monies shall be placed in a performance fund, which shall be used exclusively to

compensate the Department for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for five (5) biennial inspections. The inspections shall be unannounced.

8. If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse the Department for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as for adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection).
9. Upon termination of the appeal period for this grant, the permittee shall remit processing fees in the amount of \$2,550 payable to the County in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the California Public Resources Code and section 711.4 of the California Fish and Game Code to defray the costs of fish and wildlife protection and the management incurred by the California Department of Fish and Game. No land use project subject to this requirement is final, vested, or operative until the fee is paid.
10. The mitigation measures set forth in the Final Environmental Impact Report ("Final EIR") for the project are incorporated herein by this reference and made conditions of this permit, and the permittee shall comply with the Mitigation Reporting and Monitoring Program ("MMP") adopted as part of this project. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Director of the Department ("Director") for approval in the following sequence:
 - a. Prior to, or with submittal of, a Revised Exhibit "A" to be approved by the Director prior to issuance of grading permits;
 - b. Prior to recordation of any final unit map; and
 - c. If required by the Director, prior to issuance of any building permit.

The permittee shall also furnish any additional mitigation monitoring reports as required by the Director.

11. Upon termination of the appeal period for this grant, the permittee shall deposit the sum of \$3,000 with the Department to defray the cost of reviewing the permittee's reports described in Condition No. 10 and verifying compliance with

the MMP. The permittee shall retain the services of a qualified environmental/mitigation monitoring consultant, subject to the approval of the Director, to ensure that all applicable mitigation measures are implemented and reported as required by the MMP.

12. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of section 65009 of the Government Code or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
13. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing pay the Department an initial deposit of \$5,000 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the Department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents shall be paid by the permittee in accordance with Section 2.170.010 of the Los Angeles County Code ("County Code").

14. This grant shall expire unless used within two years after the recordation of the final map(s) for Vesting Tentative Tract Map No. 06-0259-(5) ("Vesting Map"), which was adopted concurrently with this grant. In the event that the Vesting Map should expire without the recordation of the final map(s), this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
15. No grading permit shall be issued prior the recordation of a final map, unless the Director determines that the proposed grading conforms to the conditions of this grant and the conditions of the Vesting Map.

16. The subject property shall be graded, developed, and maintained in substantial compliance with the approved Vesting Map. An amended tentative tract map approved for the Vesting Map may, at the discretion of the Director, constitute a revised Exhibit "A." All revised plans require the written authorization of the property owner.
17. All developments shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, or by the approved Exhibit "A" or a revised Exhibit "A" approved by the Director.
18. The permittee shall submit a copy of any and all project Covenants, Conditions, and Restrictions ("CC&Rs") and maintenance agreements and covenants entered into with respect to the project to the Department for review and approval.
19. The development of the subject property shall comply with all requirements and conditions of the Vesting Map.
20. The permittee shall provide no less than 374.1 acres of open space for the project, representing 75 percent of the project site, within park lot Nos. 494 through 496, and natural and graded open space lot Nos. 497 through 500, 505, 507 through 509, and 519 through 547.
21. This project is approved as a density-controlled development in which the areas of the proposed lots may be averaged to collectively conform to the minimum lot area requirements of the A-2-1, R-1-7,000, R-1-9,000, R-1-10,000, and R-1-11,000 zones in accordance with Section 22.56.205 of the County Code. This grant authorizes the Vesting Map to record in phases as separate final unit maps, provided that if multiple final maps are recorded, the average area of all lots shown on each final unit map and all previously recorded final unit maps shall comply with the minimum lot area requirements of the A-2-1, R-1-7,000, R-1-9,000, R-1-10,000, and R-1-11,000 zones.
22. Prior to the issuance of any grading and/or building permit, a site plan(s) covering the applicable development phase, as identified on the phasing map for the Vesting Map, shall be submitted to and approved by the Director indicating that the proposed grading and/or construction:
 - a. Complies with the conditions of this grant and the standards of the zone; and
 - b. Is compatible with hillside resources.
23. No structure in this project shall exceed 35 feet in height, excluding chimneys and rooftop antennas. Prior to the issuance of any building permit, a site plan

including exterior elevations and major architectural features shall be submitted to and approved by the Director, as a revised Exhibit "A," to ensure compliance with this requirement.

24. The front yard setback requirements for this project shall be as follows:
 - a. For habitable structures: A minimum of 14 feet from the property line.
 - b. For garages: A minimum of 20 feet from the property line.
25. All utilities less than 50 kv shall be placed underground.
26. All structures shall comply with the requirements of the Division of Building and Safety of Los Angeles County Department of Public Works ("Public Works").
27. Detonation of explosives or any other blasting device or material is prohibited unless required permits have been obtained and adjacent property owners have been notified.
28. All grading and construction activity on the subject property and appurtenant activities, including engine warm-up, shall be restricted to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday. No such activity shall be permitted on Saturdays, Sundays, or holidays. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effects on nearby residences and neighborhoods. Generator and pneumatic compressors shall be noise protected in a manner that will minimize noise disturbance to adjacent residences.
29. The permittee shall implement a dust control program during the grading and construction phases of the project to the satisfaction of the Director and the Director of Public Works.
30. All material graded shall be sufficiently watered to prevent excessive dust during the construction phase. Watering shall occur at least twice daily with complete coverage, preferably in late morning and again after construction and/or grading activities are finished for the day. All clearing, grading, earth moving and/or excavation activities shall cease during periods of high wind (i.e., greater than 20 mph averaged over a one-hour period) to prevent excessive dust.
31. Upon commencement of any grading activity authorized by this grant, the permittee shall diligently pursue such grading to completion.
32. No construction equipment or vehicles shall be parked or stored on any existing public or private streets.

33. The permittee shall obtain all necessary permits from Public Works for the construction and development of this project and shall maintain all such permits in full force and effect as required throughout the life of this grant.
34. All construction and development within the subject property shall comply with the applicable provisions of the Uniform Building Code and the various related mechanical, electrical, plumbing, fire, grading, and excavation codes as currently adopted by the County.
35. Except for seasonal decorations or signage provided by or for a civic or non-profit organization, all structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage that do not directly relate to the use of the property or provide pertinent information about the premises. In the event any such extraneous markings become visible, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of their visibility, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, to the color of the adjacent surfaces.
36. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the County's building and plumbing codes.
37. The subject property shall be constructed, developed and maintained in compliance with all applicable requirements of the Los Angeles County Department of Public Health ("Public Health"). Adequate water and sewage disposal facilities shall be provided for this project to the satisfaction of Public Health.
38. If during construction of the project, soil contamination is suspected in a given area, construction in the area shall stop, and appropriate health and safety procedures shall be implemented to the satisfaction of Public Health. If it is determined that contaminated soils exist, remediation shall be conducted to the satisfaction of Public Health and the California Regional Water Quality Control Board.
39. Prior to the issuance of any building permit, the permittee shall demonstrate compliance with California seismic hazard safety requirements to the satisfaction of Public Works.
40. Prior to the issuance of any grading permit, the permittee shall show to the satisfaction and approval of Public Works that the project design provides for the filtering of flows to capture contaminants originating from the project site.
41. The permittee shall comply with the Standard Urban Stormwater Mitigation Plan requirements to the satisfaction of Public Works.

42. During construction of the project, all large-size truck trips shall occur during off-peak commute periods.
43. During construction of the project, the permittee shall obtain any necessary transportation permit(s) from the California Department of Transportation for the transportation of heavy construction equipment and/or materials requiring the use of oversized-transport vehicles on state highways.
44. All graded slopes (cut and fill) shall be revegetated. Prior to the issuance of any grading permit, three copies of a landscape plan, which may be incorporated into a revised Exhibit "A," shall be submitted to and approved by a staff biologist of the Department, the Director, and the Los Angeles County Forester and Fire Warden ("Forester and Fire Warden"). The landscape plan shall include all proposed landscaping and irrigation and shall show the size, type, and location of all plants, trees, and watering facilities. The watering facilities shall consist of a permanent water-efficient irrigation system, such as a "bubbler" or drip irrigation system. All landscaping shall be maintained in a neat, clean, and healthful condition, and shall be properly pruned, weeded, cleared of litter, fertilized, and replaced when necessary.

The review of the landscape plan will include an evaluation of the balance of structural diversity (e.g., trees, shrubs, and groundcover) that could be expected 18 months after planting in compliance with fire safety requirements. No invasive species are permitted in the landscape plan.

The landscaping in the landscape plan shall consist of, at a minimum, 50 percent of locally indigenous vegetation (e.g., trees, shrubs, and ground covering). If the permittee demonstrates to the satisfaction of the Director that compliance with this requirement is not possible because of County fire safety requirements, a lower percentage of locally indigenous species may be approved, but in no event shall this percentage be less than 30 percent. The mixture and density of the trees, shrubs, and ground covering shall be determined by the Director and the Forester and Fire Warden. Fire retardant plants shall be given first consideration.

Timing of Planting. Prior to the issuance of any grading or building permit for any construction, the permittee shall submit a phasing plan, to be approved by the Director, for the landscaping associated with that construction. This phasing plan shall establish the timing and sequencing of the required landscaping, including the required plantings within six months and the expected growth of the planting during the subsequent 18 months.

45. No residential development shall be permitted within park lot Nos. 494 through 496, open space lot Nos. 497 through 500, 505, 507 through 509, and 519 through 547 (including landscaping); public facility lot Nos. 501 through 504, 510 through 518 and 548; water pump station lot No. 506; and water tank lot No.

493. The permittee shall record a covenant with the County showing this prohibition and shall submit a copy of the covenant to the Director for approval prior to recordation.
46. Open space shall comprise not less than 75 percent of the project area, consisting of no less than 374.1 acres.
47. Open space lot Nos. 519 through 524 shall be dedicated to the County.
48. All commonly-owned areas shall be reserved as permanent open space. Such reservation shall be established through a homeowners association, maintenance district or other appropriate means to ensure, to the satisfaction of the Director, that these reserved areas remain permanent open space and are perpetually maintained as such. No dwelling unit within the project shall be sold, conveyed or otherwise alienated or encumbered separately from the undivided interest that such unit has in the commonly-owned areas. For purposes of this Condition No. 48, an undivided interest in the commonly-owned areas may include a direct ownership interest in such areas, or a share in a corporation or a voting membership in an association that owns these areas.
49. Park lot Nos. 494 through 496 shall be developed as a 16-acre public park with improvements, including a universally-accessible playground with access for the disabled, a community building, soccer and baseball fields, hard courts, a picnic area, and restrooms.
50. Permittee shall provide evidence of completion of the required public park improvements and conveyance of the park to the County prior to the issuance of the 100th building permit for the project.
51. The permittee shall provide slope planting and an irrigation system in accordance with the County grading ordinance. The CC&Rs for the project shall include conditions requiring the continued maintenance of the plantings on lots that have planted slopes. Prior to final map approval, the permittee shall submit a copy of the CC&Rs for recordation to the Department.
52. The permittee shall provide for the maintenance of the slopes and landscaping within lot Nos. 497 through 500 through a Landscaping and Lighting Act District to the satisfaction of the Department.
53. The permittee shall maintain the slopes and landscaping in lot Nos. 505, 507 through 509, and 525 through 547 through a homeowners association. Evidence that this condition will be satisfied shall be shown in the project CC&Rs and in any draft easement documents that describe the landscaped portions of the open space.

54. The permittee shall maintain the private driveway and fire lanes within the project and provide proof of guaranteed maintenance in the project CC&Rs and the draft easement documents granting access to respective off-site property owners.
55. No grading permit shall be issued prior to the recordation of a final map unless the Director determines that the proposed grading conforms to the conditions of this grant and the conditions of the Vesting Map.
56. No grading or development shall be permitted beyond that depicted on the approved Exhibit "A," or on a revised Exhibit "A" as approved by the Director.
57. The permittee shall record a covenant with the County agreeing to comply with the required environmental mitigation measures approved as part of this project. Prior to recordation of the covenant, the permittee shall submit a copy of the covenant to the Director for approval.
58. Questions relating to the remaining conditions of this grant should be addressed to the Forestry Division, Prevention Bureau of the County Forester and Fire Warden at (323) 890-4330.
59. This grant authorizes the removal of up to 72 trees of the Oak genus identified as Tree Numbers 5, 6, 7, 8, 11, 12, 13, 14, 26, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 107, 108, 109, 110, 111, 115, 139, 140, 141, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 344, 345, and 346 on the applicant's site plan and Oak Tree Report (described in condition No. 62), subject to all of the following conditions of approval. This grant also authorizes encroachment within the protected zone of 71 trees of the Oak genus identified as Tree Numbers 9, 10, 27, 49, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 84, 85, 86, 87, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 101, 114, 117, 118, 121, 122, 123, 124, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 176, 177, 178, 179, 180, 181, 182, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, and 198 on the applicant's site plan and Oak Tree Report.
60. No oak tree shall be removed until the permittee has obtained all permits and approvals required for the work which necessitates such removal.
61. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the Forester and Fire Warden a sum of \$3,000. Such fee shall be used to compensate the Forester \$100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with these conditions of approval.

The above fees provide for one initial inspection of temporary fencing (required to secure the protected zone of the remaining oak trees) prior to the commencement of construction, and five subsequent annual inspections until the

conditions of approval have been met. The Director of the Department and the Forester and Fire Warden shall retain the right to make regular and unannounced site inspections.

62. The term "Oak Tree Report" refers to the report on file at the Department by Thomas Leslie Corporation, the consulting arborist (dated December 11, 2003 and revised April 24, 2006).
63. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of the Department and the Forester and Fire Warden stating that he/she has been retained by the permittee to perform or supervise the work and to report any failure by the permittee to fully comply with the conditions of this grant. The arborist shall prepare a schedule of construction activities wherein the arborist will be present on the project site to ensure compliance with the conditions of this grant. The arborist shall also submit a written report on permit compliance upon completion of the work authorized or required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted and the dates such trees were planted.
64. All individuals associated with this project as it relates to oak resources shall be familiar with the Oak Tree Report and related oak tree map, mitigation planting plan, and these conditions of approval. The permittee shall arrange for the consulting arborist or similarly qualified person to maintain all remaining oak trees on the subject property within the zone of impact, as determined by the Forester and Fire Warden, for the life of this grant or the Vesting Map.
65. As necessary, the permittee shall install temporary chain-link fencing, not less than four feet in height, to secure the protected zone of the remaining oak trees on-site. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the Forester and Fire Warden. The term "protected zone" refers to the area extending five feet beyond the dripline of the oak tree (before pruning), or 15 feet from the trunk, whichever is greater.
66. The permittee shall keep copies of the Oak Tree Report, oak tree map, mitigation planting plan, and these conditions of approval at the project site and available for review. If the conditions of approval are not present on-site during a monitoring inspection of an active project, the Forester and Fire Warden shall issue an immediate "Stop Work Order" for the active project both verbally and in writing. The "Stop Work Order" will be rescinded only after the conditions of approval are available and present at the site and all employees associated with the project are fully aware of these conditions.
67. In addition to the work expressly authorized by this grant, remedial pruning intended to ensure the continued health of a protected oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs, and medium pruning of branches two inches in

diameter or less, in accordance with the guidelines published by the National Arborist Association. Copies of these guidelines are available from the Forestry Division of the Los Angeles County Fire Department ("Fire Department"). In no case shall more than 20 percent of the tree canopy of any one tree be removed.

68. Except as otherwise expressly authorized by this grant, the trees remaining on the subject property shall be maintained in accordance with the principles set forth in the publication, Oak Trees: Care and Maintenance, prepared by the Fire Department.
69. The permittee shall provide mitigation trees of the oak genus at a rate of four to one (4:1) for each tree removed with respect to tree Nos. 5, 6, 7, 8, 11, 12, 13, 14, 26, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 107, 108, 109, 110, 111, 115, 139, 140, 141, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 344, 345, and 346, for a total of up to 288 trees.

In addition, the permittee shall provide mitigation trees of the oak genus at a rate of two to one (2:1) for any tree specified in Condition No. 59 regarding approved encroachment that dies as a result of the encroachment.

70. Each non-heritage oak mitigation tree shall be at least a 15-gallon specimen in size, and measure one inch or more in diameter one foot above the base. Free form trees with multiple stems are permissible; the combined diameter of the two largest stems of such trees shall measure a minimum of one inch in diameter one foot above the base.
71. The total number of mitigation trees, up to 288, shall consist of indigenous varieties of *Quercus agrifolia* or *Quercus lobata* depending on which species of tree was removed or lost due to its permitted encroachment. The seed shall be grown from a local seed source and be of high-quality.
72. The permittee shall also plant one acorn of the *Quercus agrifolia* variety for each mitigation tree planted. The acorns shall be planted at the same time as, and within the watering zone of, each mitigation tree.
73. All required mitigation trees shall be planted within one year of the permitted oak tree removals. Additional mitigation trees shall be planted within one year of the death of any tree which results from permitted encroachment. Mitigation trees shall be planted on-site in locations approved by the project arborist in consultation with the Forester and Fire Warden. In circumstances where on-site planting is shown to be infeasible, the mitigation trees may be planted at an off-site location approved by the Forester and Fire Warden, or the permittee may be allowed to contribute funds to the County of Los Angeles Oak Forest Special Fund in the amount equivalent to the oak resources loss. The contribution shall be calculated by the consulting arborist and approved by the Forester and

Fire Warden according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."

74. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to improper care and maintenance with a tree meeting the specifications set forth above. The five-year inspection period described in Condition No. 61 will begin upon receipt of a letter from the permittee or consulting arborist to the Director of the Department and the Forester and Fire Warden indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive five years will start anew with the new replacement trees and additional monitoring fee shall be required.
75. The project arborist shall inspect all mitigation trees on a quarterly basis for two years after completion of construction. The arborist's observations shall be reported to the Forester and Fire Warden, including any loss of trees.
76. All mitigation oak trees planted as a condition of this grant shall be protected in perpetuity pursuant to the County oak tree ordinance once the trees have survived the required maintenance period.
77. Prior to the planting of the trees required by this grant, the biologist/arborist for the permittee shall determine planting sites, prepare planting plans and specifications, and a monitoring program, all of which shall be approved by the Forester and Fire Warden and the Director of the Department.
78. All work on or within the protected zone of an oak tree shall be performed by or under the supervision of the consulting arborist.
79. Trenching, excavation, or clearance of vegetation within the protected zone of an oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.
80. Installation of fencing around the perimeter of the properties shall be of wrought iron or wood post type construction wherever the fencing passes within 10 feet of any oak trunk. No block walls or other type of fence or wall construction which requires substantial trenching for foundations shall be located within 10 feet of any oak tree.
81. Encroachment within the protected zone of any additional tree of the oak genus on the project site is prohibited. If the permittee encroaches or removes an oak tree not specified in the Oak Tree Report, the permittee shall stop all work immediately. The permittee shall thereafter ensure that a new Oak Tree Report which accurately identifies the current project conditions is submitted for approval through the permitting process. The applicant will be responsible to pay all associated fees for the new oak tree permit.

82. No planting or irrigation system shall be installed within the dripline of any oak tree that is to be retained.
83. Utility trenches shall not be routed within the protected zone of an oak tree unless the serving utility requires such locations.
84. Equipment, materials, and vehicles shall not be stored, parked, or operated within the protected zone of any oak tree. No temporary structures shall be placed within the protected zone of any oak tree.
85. Any violation of the conditions of this grant shall result in immediate work stoppage and/or in a notice of violation depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated in such notice.

Should any future inspection disclose that the subject property is being used in violation of any condition of this grant, the permittee shall be held financially responsible and shall reimburse the Fire Department for all enforcement efforts necessary to bring the subject property into compliance. The Director and the Forester and Fire Warden shall retain the right to make regular and unannounced site inspections.

86. This grant shall terminate upon the completion of the authorized oak tree removal and the completion of all required mitigation and monitoring to the satisfaction of the Forester and Fire Warden, Forestry Division, and the Department.



COUNTY OF LOS ANGELES
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RAYMOND G. FORTNER, JR.
County Counsel

May 23, 2008

Agenda No. 3
02/26/08

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

**Re: VESTING TENTATIVE TRACT MAP NO. 06-0259-(5)
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

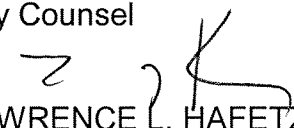
Dear Supervisors:

Your Board previously conducted a hearing regarding an appeal of the Regional Planning Commission's approval of the above-referenced permit, which proposes a 492 single-family lot, density-controlled, development with an associated removal and encroachment into the protected zones of oak trees in the Soledad Zoned District. At the completion of the hearing, you indicated an intent to approve the permits with an additional condition and instructed us to prepare findings and conditions for approval. Enclosed are proposed findings and conditions for your consideration.

Very truly yours,

RAYMOND G. FORTNER, JR.
County Counsel

By


LAWRENCE L. HAFETZ
Principal Deputy County Counsel
Property Division

APPROVED AND RELEASED:


RAYMOND G. FORTNER, JR.
County Counsel

LLH:sh

Enclosures

HOA.522391.2

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER FOR
VESTING TENTATIVE TRACT MAP NO. 06-0259-(5)**

1. The Board of Supervisors of the County of Los Angeles ("Board") conducted a duly-noticed public hearing in the matter of Vesting Tentative Tract Map No. 06-0259-(5) ("Vesting Map") on February 26, 2008. The Los Angeles County Regional Planning Commission ("Commission") previously conducted a noticed public hearing on July 12, 2006, September 13, 2006, and December 13, 2006. The Vesting Map was heard concurrently with Conditional Use Permit Case No. 03-249-(5) ("CUP") and Oak Tree Permit Case No. 2005-00051-(5) ("Oak Tree Permit").
2. The Vesting Map proposes a residential development of 492 single-family lots, 37 open space lots (including landscaped and natural open space), three park lots, one water pump station lot, 14 public facility lots, and one water tank lot. The project includes a 16-acre public park, which park includes a universally-accessible playground, community building, soccer and baseball fields, hard courts, picnic area, and restrooms, as well as a multi-use trail along Shadow Pines Boulevard for pedestrians and bicycle use. A gated, off-site private driveway and fire lane ranging in width from 20 to 26 feet will serve as emergency access northerly to Summit Knoll Road.
3. The subject site is located at a northeasterly extension of Shadow Pines Boulevard east of Snow Drop Court and Jasmine Valley Drive, north of the City of Santa Clarita ("City") in the Soledad Zoned District.
4. The irregularly-shaped property is approximately 500.6 gross acres in size in a mostly natural condition with level to steeply sloping topography. Of the approximately 422.1 acres of nonurban lands, approximately 114.8 acres are within 0 to 25 percent slopes, 116.1 acres within 25 to 50 percent slopes, and 191.2 acres have slopes 50 percent and over.
5. Access to the proposed development is provided by an extension of Shadow Pines Boulevard, an 80-foot wide secondary highway as indicated on the County Master Highway Plan.
6. The project site is currently zoned A-2-1 (Heavy Agricultural - One Acre Minimum Required Lot Area), which was established by Ordinance No. 3555 as Zone Change Case No. 7399 on May 6, 1958. The property also contains R-1-7,000 (Single-Family Residential - 7,000 Square Feet Minimum Required Lot Area), R-1-9,000 (Single-Family Residential - 9,000 Square Feet Minimum Required Lot Area), R-1-10,000 (Single-Family Residential - 10,000 Square Feet Minimum Required Lot Area), and R-1-11,000 (Single-Family Residential - 11,000 Square

Feet Minimum Required Lot Area) zoning, which was established by Ordinance No. 9034 as Zoning Case No. 4991 on January 25, 1966. Surrounding zoning is A-1-1 (Light Agricultural - One Acre Minimum Required Lot Area) with A-2-1, R-1-6,000 (Single-Family Residential - 6,000 Square Feet Minimum Required Lot Area), R-1-7,000, R-1-9,000, and R-1-10,000 with the City zoned property to the south and west.

7. The subject property consists of five lots. Surrounding uses include single-family residences and vacant property.
8. The project is consistent with the A-2-1, R-1-7,000, R-1-9,000, R-1-10,000, and R-1-11,000 zoning classifications. Single-family residences are permitted in the R-1 and A-2 zones pursuant to Sections 22.20.070 and 22.24.120 of the Los Angeles County Code ("County Code"). The proposed lot sizes of the project are less than the normal area requirements of the A-2-1, R-1-7,000, R-1-9,000, R-1-10,000, and R-1-11,000 zoning. However, the subdivider has requested a CUP for density-controlled development pursuant to Section 22.56.205 of the County Code, which concentrates dwelling units to a portion of the property and allows smaller lot sizes as long as the required size is achieved over the entire subject property. The remaining area is reserved as permanent open space.
9. The property falls within the Hillside Management ("HM"), Urban 1 ("U1"), Urban 2 ("U2"), and Floodway/Flood Plain ("W") land use categories of the Santa Clarita Valley Area Plan ("Area Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). The proposed number of 492 dwelling units is consistent with the maximum 494 dwelling units permitted by the land use categories for nonurban and urban hillside residential development, with no density credit for areas within the W land use category.
10. This is a hillside management project requiring a CUP pursuant to Section 22.56.215 of the County Code because the subject property contains areas with a natural slope of 25 percent or more in both urban and nonurban hillside management areas, and the proposed 492 dwelling units exceed the nonurban low-density threshold of 34 dwelling units and urban mid-point density threshold of 205 dwelling units, established for the site by the Area Plan.
11. The CUP is a related request to ensure compliance with the requirements of hillside management and density-controlled development, as well as on-site project grading exceeding 100,000 cubic yards.
12. The Oak Tree Permit is a related request to remove 72 oak trees and to encroach into the protected zone of 71 oak trees.

13. The project provides an approximate total of 374.1 acres of open space (75 percent) within park lot Nos. 494 through 496 and open space (including landscaping) lot Nos. 497 through 500, 505, 507 through 509, and 519 through 547. The project is consistent with the minimum 25 percent open space requirement for urban hillside projects and 70 percent open space requirement for nonurban hillside projects.
14. Letters have been received and submitted to the Commission and the Board, including letters from the City as well as Los Angeles County Sanitation District, Southern California Association of Governments ("SCAG"), U.S. Department of Interior-Bureau of Land Management, and California Highway Patrol, providing comments on the Draft Environmental Impact Report ("Draft EIR") as well as on the project design.
15. During its July 12, 2006 public hearing session, the Commission heard a presentation from staff as well as testimony from the subdivider and the public.
16. Ten people testified at the July 12, 2006 public hearing session: Six in support of the project and four with concerns regarding the project. Those in support included Shane's Inspiration, who favored the project's inclusion of universally-accessible playground equipment, the project's provision of all-weather access for adjacent residents, the removal of nuisances from the property because of development, and the anticipation that the project will result in quality homes being built. Concerns raised during the public hearing involved, among other things, water quality, the responsibility for maintaining the private access driveway leading to properties to the east past the public park, the loss of environmental resources, wildlife, and the number of lanes on Shadow Pines Boulevard.
17. Other issues raised during the July 12, 2006, public hearing session included project grading and access to adjacent properties to avoid "land-locking" of parcels. Also raised was the issue of permission, and the evidence of permission, for the off-site improvements of the southern extension of Shadow Pines Boulevard, and the issue of off-site grading to the north of the project.
18. During the July 12, 2006 public hearing session, the subdivider clarified that the off-site private driveway to properties east of the park will be maintained by the project's proposed homeowners' association.
19. During the July 12, 2006 public hearing session, the Commission discussed how best to determine the appropriate number of dwelling units measured against infrastructure deficits in the area and the cost of improvements. Development at the maximum density is generally disfavored; mid-point density is generally preferred. However, an infrastructure deficit exists in the Santa Clarita Valley and new development can provide much-needed infrastructure for the community if sufficient housing units are built to justify financing off-site infrastructure

improvements. The project will provide a much-needed community park and essential improvements to regional circulation, further justifying a near-maximum density under existing Area Plan categories.

20. After testimony and discussion, the Commission continued its public hearing to September 13, 2006.
21. Subsequent to the July 12, 2006 public hearing session, the subdivider met with staff several times to discuss project issues and a conceptual redesign of the project. The subdivider indicated its intent to relocate the off-site debris basin to be within the project boundary, to redesign the project to reduce project grading, and to limit development on steeper slopes more than originally proposed. By letter, the City requested that the proposed improvements to Shadow Pines Boulevard be reduced from four lanes to two lanes.
22. During the September 13, 2006 public hearing session, the Commission heard a presentation from staff and testimony from the subdivider and the public. Eight people testified in favor of the project and three people raised concerns regarding the project. The subdivider also presented a conceptual redesign of the project that had not yet been reviewed by Los Angeles County Subdivision Committee ("Subdivision Committee"). The conceptual redesign reflected the subdivider's initial efforts to minimize project grading and to reduce the development footprint on steeper slopes.
23. During the September 13, 2006 public hearing session, the Commission discussed the potential effects of development near Tick Canyon Wash, including the effects of constructing a bridge and the potential increased velocity of water due to the development. The Commission also discussed the need for sufficient parking for the public park and the extent of improvements for the project, including the number of lanes for Shadow Pines Boulevard through the project area.
24. After hearing the testimony, the Commission directed the subdivider to work with staff to resolve the outstanding issues and to clear review by the Subdivision Committee. The Commission also provided the subdivider direction regarding undulating slopes for the project and the project's visual impacts. The Commission then continued the public hearing to December 13, 2006.
25. During the December 13, 2006 public hearing session, the Commission again heard a presentation from staff and testimony from the subdivider and the public. One person testified in favor of the project and three people raised concerns regarding the project.
26. The subdivider's redesign of the project included a reduction in project grading from approximately 5.9 million cubic yards to 5.2 million cubic yards, and included the addition of contour grading. The project redesign also reduced the development footprint, resulting in an increase of 21 acres of open space. The

redesign also showed: (a) a relocated debris basin from off-site to on-site; (b) additional park improvements, including the addition of standard and accessible parking spaces; (c) a change to the proposed improvements to Shadow Pines Boulevard from four lanes to two lanes, with no parking; (d) meandering sidewalks; and (e) a multi-use trail. At the time of the December 13, 2006 public hearing session, the redesigned tentative map and Exhibit "A" were not yet cleared by the Subdivision Committee for technical holds.

27. Clearance of technical holds from the Subdivision Committee is required for the tentative map and Exhibit "A" approval. Staff recommended that the revised tentative map and Exhibit "A" be submitted to the Subdivision Committee for review before final action by the Commission.
28. On December 13, 2006, after hearing all testimony, the Commission closed the public hearing and directed staff to prepare the final documents for approval. On June 6, 2007, the Commission granted final approval of the Vesting Map and related CUP and Oak Tree Permit.
29. On March 14, 2007, the subdivider submitted a revised tentative map and Exhibit "A" to the Subdivision Committee. The Subdivision Committee reviewed the project, and, subject to certain conditions, recommended the project for approval.
30. After the Commission approved the Vesting Map and related CUP and Oak Tree Permit, certain interest groups appealed the Commission's decision to the Board based on claims of insufficiency of water supply.
31. On February 26, 2008, due to the appeal, the Board held its public hearing for the project. At the public hearing, the Board heard a presentation from the Department and heard testimony from the subdivider, the general manager for the Castaic Lake Water Agency ("CLWA"), and members of the public.
32. Like at the Commission, those members of the public that testified in favor of the project cited its inclusion of universally-accessible playground equipment, the provision of all-weather access to neighboring properties, the elimination of nuisances on the property, and the proposed community park. Also, like at the Commission, those people testifying with concerns regarding the project raised issues regarding the insufficiency of water supplies for the project, the loss of environmental resources and wildlife, and access to a neighboring property.
33. Subsequent to the approval of the project by the Commission, a federal court ruled that a biological opinion supporting the incidental take of Delta smelt by State Water Project ("SWP") pumping operations was not in compliance with the federal Endangered Species Act. The same federal court also issued a written

order setting forth interim remedies to protect the Delta smelt and more precise technical information about water supply incorporating the interim remedies was published. Also during this period, more advanced global-warming modeling became available.

34. The County Department of Regional Planning ("Department") wrote a letter to CLWA following the federal court decision concerning the Delta smelt. CLWA is the wholesaler of primarily SWP water, but in general imported water to the Santa Clarita Valley and to this project. CLWA wrote a response letter to the Department affirming that it can continue to provide water to this development and to other known projects to the 2030 horizon, and that CEQA Lead Agencies can continue to rely on CLWA's adopted 2005 Urban Water Management Plan.
35. County Water Works District No. 36 participated in the preparation of CLWA's adopted 2005 Urban Water Management Plan for the Santa Clarita Valley and agrees with the conclusion that there is an adequate water supply to serve the project.
36. At the February 26, 2008 public hearing session, the Board heard testimony from the general manager of CLWA. The general manager testified that the water retailers within its service area are in a position to issue positive water supply assessments for new developments in the CLWA service area. Newhall County Water District is a water retailer within CLWA's service area, and is the public water system that will supply water for the project.
37. The California Department of Water Resources ("DWR") recently released its 2007 draft water reliability report, which incorporates impacts from the federal court's written order setting forth interim remedies to protect the Delta smelt and more advanced global-warming modeling. The report reduces the reliability factor for average long-term SWP water deliveries from 77 percent to 66 percent. Reductions in the report are also made in the reliability figure for dry and multi-dry years. The reduced reliability figures do not change the conclusion of the Draft EIR that there will be adequate supplies to meet demand as forecasted in the 2005 Urban Water Management Plan.
38. An updated technical memorandum was prepared for the project to update the water supply analysis in the Draft EIR and to apply the conclusions of DWR's draft 2007 water reliability report to the Santa Clarita Valley and to this project. The additional environmental information analyzed impacts previously analyzed in the Draft EIR and concluded that potential environmental impacts to water supply remain insignificant.
39. The Los Angeles County Department of Public Works ("Public Works") reviewed the updated technical memorandum and concurs with its conclusions.

40. The Board finds that the benefit of the project's infrastructure balances against the project's requested near-maximum permitted density under hillside management regulations. The project will also provide significant community benefits justifying approval of development at the near-maximum allowable density. The project will provide essential regional road improvements that will improve primary and emergency access for existing residences in the area and, thereby, will enhance fire safety for the region. The project will include fuel modification and sprinklered homes, which will provide an additional fire buffer for existing residences in this hillside community. The project will construct and dedicate to the County a large public park, including athletic facilities and a universally-accessible playground. Because the surrounding community has insufficient park space, the proposed park will be an important community benefit. The project will also provide important trail connections for pedestrian and bicycle use, and will dedicate substantial portions of the project site as permanent open space.
41. The Board finds that 374.1 acres of the property (75 percent of the project) will be set aside as permanent open space. The open space is comprised of public park lots, landscape lots, manufactured slopes, and natural open space. The open space lots will be dedicated to the County and the maintenance of both the park and natural open space will be provided by a Landscaping and Lighting Act District.
42. The Board determines that the front yard setbacks for the project may be 14 feet, measured from the property line to the habitable structure on a given parcel.
43. At the February 26, 2008 hearing session, the Board found that, to avoid a sterile appearance for the project, the subdivider should incorporate feasible design controls, setbacks, and other measures into the project's master design standards to limit repetitive home design.
44. For proposed uses on parcels located within the R-1 Zone, the uses are required to comply with the development standards of the R-1 zone pursuant to Section 22.20.105 of the County Code; for proposed uses located within the A-2 zone, the uses are required to comply with the development standards of the A-2 zone pursuant to Section 22.24.170 of the County Code, both except as otherwise modified by the CUP.
45. The Board finds that the proposed subdivision and the provisions for its design and improvement are consistent with the goals and policies of the Area Plan, a component of the General Plan. The project increases the supply and diversity of housing in the area and promotes the efficient use of land through a concentrated pattern of development, while at the same time minimizing development in hillside and natural resource areas.

46. The Board finds that the site is physically suitable for the type of development and density proposed because it will have adequate building sites to be developed in accordance with the County grading ordinance, will have access to a County-maintained street, will be served by public sewers, will have adequate water supplies and distribution facilities to meet anticipated domestic and fire protection needs, and will be developed to mitigate any flood and geologic hazards in accordance with the requirements of Public Works.
47. The Board finds that the design of the subdivision and type of improvements for the project will cause no serious public health problems since sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the conditions of approval.
48. The Board finds that the design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat, except as described in the Findings of Fact and Statement of Overriding Considerations ("Findings and SOC"), discussed in paragraph 56 below. The project preserves Tick Canyon Wash, a significant ecological area.
49. The Board finds that the design of the subdivision provides for future passive and/or natural heating or cooling opportunities where feasible.
50. The Board finds that the division and development of the property in the manner set forth on this map will not interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and on the Vesting Map provide adequate protection for any such easements.
51. Consistent with Chapter 4, Article 3.5 of the Subdivision Map Act, the Board finds that the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake, or reservoir.
52. The Board finds that the discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with section 13000) of the California Water Code.
53. In determining that the project will be consistent with the General Plan, the housing and employment needs of the region were considered and balanced against the public service needs of local residents and the available fiscal and environmental resources.
54. This tract map was submitted as a "vesting" tentative map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the County Code.

55. The Board finds that the Final Environmental Impact Report ("Final EIR") for the project was prepared in accordance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Final EIR consists of the Draft EIR dated May 2006 and the Responses to Comments, dated May 2007, and identifies mitigation measures to be implemented as part of the project. The Findings and SOC are incorporated herein by this reference, as if set forth in full.
56. The Board reviewed and considered the Final EIR and found that it reflects the independent judgment of the County. As stated in the Final EIR and the Findings and SOC, implementation of the project will result in specifically identified significant effects upon the environment. Except for adverse effects upon air quality, biota, education facilities, libraries and parks, solid waste, police services, and growth inducement, identified significant adverse effects can be reduced to acceptable levels with the mitigation measures identified in the Final EIR and incorporated as conditions in this Vesting Map and the related CUP and Oak Tree Permit.
57. With respect to the adverse effects upon air quality, biota, education facilities, libraries and parks, solid waste, police services, and growth inducement, the Board determined that the substantial benefits resulting from the project outweigh the potential unavoidable adverse effects and are acceptable based upon the overriding considerations set forth in the Findings and SOC.
58. A Mitigation Reporting and Monitoring Program ("MMP") consistent with the conclusions and recommendations of the Final EIR was prepared, and its requirements are incorporated into the conditions of approval for this project.
59. The MMP prepared in conjunction with the Final EIR identified in detail how compliance with its measures adopted to mitigate or avoid potential adverse impacts to the environment is ensured.
60. The Board finds that this project has an impact on fish and wildlife resources and thus is not exempt from California Department of Fish and Game fees pursuant to section 711.4 of the California Fish and Game Code.
61. Approval of this subdivision is conditioned on the subdivider's compliance with the attached conditions of approval and the MMP, as well as the conditions of approval for the CUP and Oak Tree Permit
62. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Los Angeles County Department of Regional Planning, Hall of Records, 13th Floor, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Certifies that the Final EIR was completed in compliance with CEQA and the State and County Guidelines related thereto; certifies that it independently reviewed and considered the information contained in the Final EIR, and that the Final EIR reflects the independent judgment and analysis of the Board as to the environmental consequences of the project; indicates that it certified the Final EIR at the conclusion of its hearing on the project and adopted the Findings of Fact, Statement of Overriding Considerations, and Mitigation Reporting and Monitoring Program ("MMP"), finding that pursuant to California Public Resources Code section 21081.6, the MMP is adequately designed to ensure compliance with the mitigation measures during project implementation, found that the unavoidable significant effects of the project after adoption of said mitigation measures are as described in those findings; and determined that the remaining, unavoidable environmental effects of the project have been reduced to an acceptable level and are outweighed by specific health and safety, economic, social, and/or environmental benefits of the project as stated in the Findings of Fact and Statement of Overriding Considerations; and
2. Approves Vesting Tentative Tract Map No. 06-0259-(5), subject to the attached conditions.

CONDITIONS OF APPROVAL
VESTING TENTATIVE TRACT MAP NUMBER 06-0259-(5)

1. The subdivider shall conform to the requirements of Title 21 of the Los Angeles County Code ("County Code") (Subdivision Ordinance). The subdivider shall also conform to the requirements of Conditional Use Permit Case No. 03-249-(5) ("CUP"), Oak Tree Permit Case No. 2005-00051-(5) ("Oak Tree Permit"), and the Mitigation Reporting and Monitoring Program ("MMP"), all approved by the Los Angeles County ("County") Board of Supervisors ("Board") in connection with this approval of Vesting Tentative Tract Map No. 06-0259-(5) ("Vesting Map").
2. Except as otherwise specified in Condition No. 3 of these conditions and by the provisions of the CUP, the subdivider shall conform to the applicable requirements of the following underlying zones on which a particular parcel is located: A-2-1, R-1-7,000, R-1-9,000, R-1-10,000, and R-1-11,000.
3. In accordance with the CUP, this land division is approved as a density-controlled development in which the areas of the proposed lots may be averaged to collectively conform to the minimum lot area requirements of the A-2-1, R-1-7,000, R-1-9,000, R-1-10,000, and R-1-11,000 zones. If multiple final maps are recorded, the average area of all lots shown on each final unit map and all previously recorded final unit maps shall comply with the minimum lot area requirements of the A-2-1, R-1-7,000, R-1-9,000, R-1-10,000, and R-1-11,000 zones.
4. The subdivider shall submit a copy of any and all project Covenants, Conditions, and Restrictions ("CC&Rs") and maintenance agreements and covenants entered into with respect to the project to the Los Angeles County Department of Regional Planning ("Department") for review and approval.
5. The subdivider shall submit evidence to the Department that the conditions of the associated CUP and Oak Tree Permit case have been recorded.
6. The subdivider shall record a covenant with the County agreeing to comply with the required environmental mitigation measures, as reflected in the environmental documentation for this project, including the MMP. Prior to recordation, the subdivider shall submit a draft copy of the covenant to the Director of the Department ("Director") for review and approval.
7. Pursuant to these conditions of approval, the subdivider is granted the authority to adjust lot lines within this subdivision to the satisfaction of the Department.

8. The subdivider shall provide at least 40 feet of street frontage at the property line for each lot fronting a cul-de-sac and knuckle, and at least 50 feet of street frontage at the property line for all other lots, except for flag lots, which shall be governed by County Code requirements for flag lots. Where appropriate, the subdivider shall provide radial lot lines for each lot.
9. The following rights-of-way shall be dedicated as streets on the final map: Show Shadow Pines Boulevard, Snow Drop Court; "A" Street; "B" Street; "C" Street; "C-1" Street; "C-2" Street; "D" Street; "E" Street; "F" Street; "G" Street; "H" Street; "H-1" Street; "I" Street; "J" Street; "K" Street; "L" Street; "M" Street; "N" Street; "O" Street; "P" Street; and "Q" Street.
10. The subdivider shall construct or bond with the Los Angeles County Department of Public Works ("Public Works") for driveway paving on flag lot Nos. 58, 59, 249, 278, 401, and 402.
11. The subdivider shall label the fee access strips on lot Nos. 58, 59, 249, 278, 401, and 402 as "Private Driveway and Fire Lane" on the final map.
12. The subdivider shall provide reciprocal easements for ingress and egress over any shared driveways within the project boundary.
13. On the final map, the subdivider shall dedicate to the County the right to prohibit residential construction rights on park and slope lots (lot Nos. 494 through 500), the water tank lot (lot No. 493), the water pump station lot (lot No. 506), and the debris basin lots (lot Nos. 501 through 504, 510 through 518, and 548). The subdivider shall record an open space building restriction area over all of the listed lots in this Condition No. 13 on the final map.
14. The subdivider shall dedicate the open space lots (lot Nos. 519 through 524) to the County.
15. The subdivider shall number all open space lots on the final map and provide access to each open space lot, with a minimum of 15 feet in width, to the satisfaction of the Department.
16. The subdivider shall dedicate the park lots (lot Nos. 494 through 496) to the County.
17. With this grant, the subdivider is authorized to create additional open space lots to the satisfaction of the Department.
18. The subdivider shall provide slope planting and an irrigation system in accordance with the County grading ordinance. The CC&Rs for the tract shall include conditions requiring the continued maintenance of the plantings on lots

that have planted slopes. Prior to final map approval, the subdivider shall submit a copy of the CC&Rs for recordation to the Department.

19. No grading permit shall be issued prior the recordation of a final map, unless the Director determines that the proposed grading conforms to the conditions of this grant and the conditions of the CUP and Oak Tree Permit.
20. As agreed to by the subdivider, the subdivider shall dedicate and construct the meandering sidewalk, shared bike path, and pedestrian walk within the right-of-way of Shadow Pines Boulevard, as depicted on the tentative map dated March 14, 2007.
21. As agreed to by the subdivider, the subdivider shall construct a 26-foot wide private driveway and fire lane from "Q" Street to the eastern boundary of the tract, as depicted on the tentative map dated March 14, 2007. The applicant shall record access easements to property owners to the east of the project granting access over such private driveway and fire lane, and provide a draft copy to the Department for approval prior to recordation. The subdivider shall ensure that the maintenance of these access easements is guaranteed by the homeowner's association for the project and that the maintenance requirement is included in the project CC&Rs.
22. As agreed to by the subdivider, the subdivider shall construct a minimum 20-foot wide private driveway and fire lane from the terminus of Shadow Pine Boulevard northerly to Summit Knoll Road. The applicant shall record access easements to property owners to the north of the tract granting access over such private driveway and fire lane, and provide a draft copy to the Department for approval prior to recordation. The subdivider shall ensure that the maintenance of these access easements is guaranteed by the homeowner's association for the project and that the maintenance requirement is included in the project CC&Rs.
23. Prior to the issuance of a grading and/or building permit, the subdivider shall submit three copies of a landscape plan, for approval by the Director, to be incorporated into a revised site plan, as required by the CUP.
24. In accordance with Section 21.32.195 of the County Code, the subdivider shall plant or cause to be planted at least one tree of a non-invasive species within the front yard of each residential lot of the subdivision. The location and species of said tree(s) shall be incorporated into the site plan or landscape plan for the project. Prior to final map approval, the site/landscaping plan shall be approved by the Director, and the subdivider shall post a bond with Public Works, or submit other proof to the satisfaction of the Department, that ensures the planting of the required trees.

25. This grant shall authorize the subdivider to record multiple final maps for the project. The boundaries of the final unit maps shall be established to the satisfaction of Los Angeles County Subdivision Committee ("Subdivision Committee"). Each final unit map to be recorded shall comply, on its own or in combination with previously recorded final unit maps, with the open space and lot area requirements of the Los Angeles County General Plan, Title 22 of the County Code (i.e., the zoning ordinance), and the CUP. Prior to approval of each final unit map, the subdivider shall submit the following to the Department:

- a. A phasing map indicating the boundaries of the current final unit map, the boundaries and status of all previously filed final unit maps and the expected boundaries and phasing of all future final unit maps. If the phasing map modifies what is depicted on the tentative map dated October 6, 2006, the phasing map shall be reviewed and approved by the Subdivision Committee; and
- b. A summary sheet for the phasing map, indicating the number and type of all current and previous final maps shown, including a breakdown of open space acreage and type.

If, pursuant to this Condition No. 25, a phasing map is required to be reviewed and approved by the Subdivision Committee, the subdivider shall submit multiple copies of the phasing map to the Department for circulation and approval by Subdivision Committee.

26. Upon termination of the appeal period for this grant, the subdivider shall remit a processing fee (currently \$2,656.75) to the County in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the California Public Resources Code and section 711.4 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No map subject to this requirement is final, vested, or operative until the fee is paid.

27. The mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Final Environmental Impact Report for the project are incorporated herein by this reference and made conditions of this Vesting Map. The subdivider shall comply with all such mitigation measures in accordance with the MMP approved as part of this grant. As a means of ensuring the effectiveness of the mitigation measures, the subdivider shall submit mitigation monitoring reports to the Director for approval in the following sequence:

- a. Prior to, or with submittal of, a Revised Exhibit "A" to be approved by the Department prior to issuance of grading permits;
- b. Prior to recordation of any final unit map; and
- c. If required by the Director, prior to the issuance of any building permit.

The subdivider shall also furnish any additional mitigation monitoring reports required by the Director.

- 28. Upon termination of the appeal period for this grant, the subdivider shall deposit the sum of \$3,000 with the Department in order to defray the cost of reviewing the subdivider's MMP reports and to verify compliance with the information contained in the reports required by the MMP.
- 29. The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, and employees to attack, set aside, void, or annul this tract map approval, or related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of section 65499.37 of Government Code or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the subdivider of any claim, action, or proceeding, or the County fails to cooperate fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
- 30. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within ten days of the filing pay the Department an initial deposit of \$5,000 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the Department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the subdivider or subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the subdivider, the amount of the initial or supplemental deposit may exceed the minimum amounts defined herein.

- c. The cost for collection and duplication of records and other related documents will be paid by the subdivider according to Section 2.170.010 of the County Code.

Except as modified herein, this approval is subject to all of the conditions in the CUP and Oak Tree Permit, the attached MMP, and the attached reports recommended by the Subdivision Committee, which Subdivision Committee consists of members of Public Works and the Los Angeles County Departments of Fire, Parks and Recreation, and Public Health.

- 31. Subject to the review and approval of the Department, the subdivider shall incorporate feasible design controls, setbacks, and other measures into the project's master design standards so as to avoid a sterile appearance from repetitive housing.

Attachment: Mitigation Reporting and Monitoring Program
Subdivision Committee Reports

Tick Canyon / Park Place Project

Los Angeles County Project No. 03-249 / Vesting Tentative Tract Map No. 060259

**Table 1
DRAFT MITIGATION REPORTING AND MONITORING PROGRAM**

No.	Mitigation Measure	Compliance Verification	Mitigation Milestone
1.0	Geotechnical Hazards		
1-1	Prior to the issuance of grading and building permits, the Applicant shall demonstrate, to the County's satisfaction, that each of the recommendations contained in the project's preliminary geotechnical investigation (January 21, 2004), addendum report (November 5, 2004), and geotechnical comments (November 12, 2004), as presented in those reports and summarized in Appendix C (2004 Geotechnical Investigation Recommendations Incorporated into the Project Description) of this EIR, and any supplemental reports as may be prepared by the project's geotechnical engineer or engineering geologist have been incorporated into the project's design, development, and operation.		
1-2	Prior to the commencement of grading operations, the Applicant shall submit and, when acceptable, the County shall approve a traffic control plan, including both a haul plan and a construction access plan defining the points of ingress and egress that will be used during the various stages of project construction. At minimum, the traffic control plan shall describe the number and type of vehicles anticipated, the hours during which vehicles will be allowed to access or depart the site, the methods to be employed by the Applicant and others to ensure the safety of other residents and motorists, how those methods will be enforced and how the obligations established under the plan will be conveyed to all parties authorized to access the project site during the construction period. The traffic control plan shall further describe the Applicant's obligations to maintain any public streets impacted during construction and the manner in which the site will be secured both during and after each construction day.	Los Angeles County Department of Public Works	Issuance of grading and building permits
1-3	Prior to final map approval, the Applicant shall provide the County with documentation, acceptable to the County, evidencing slope and drainage easement acceptance from those adjoining property owners from whom such easements are required in order to implement the final grading plan.		
2.0	Flood Hazards		
2-1	Prior to the issuance of grading permits, all revetment structures, debris basins, and other drainage facilities and improvements shall be subject to final design and engineering review and approval by the LACDPW.		
2-2	Prior to the issuance of grading permits, all bridge and drainage structures and associated facilities and improvements shall be subject to final design and engineering review and approval by the LACDPW.	Los Angeles County Department of Public Works	Issuance of grading permits
3.0	Water Quality		
3-1	Design of the hydrologic features will comply with the County's "Interim Peak Flow Standard" or with such other flow standards as may be adopted by the County under the provisions of Part 4, Section D.1 of the MS4 Permit (LARWQCB, Order No. 01-182, NPDES Permit No. CAS004001) prior to the project's approval. The final design will be subject to approval by the County to ensure compliance with applicable County standard.	Los Angeles County Department of Public Works	Final tract map recordation
4.0	Fire Hazards		
4-1	Prior to the commencement of any on-site construction or grubbing activities, the Applicant will prepare and submit to the Los Angeles County Fire Department (LACFD) a construction fire prevention and control plan outlining those activities to be undertaken by the Applicant during the construction period to ensure the provision of adequate continuing access to and through the project site and outlining plans for fire safety and suppression. The fire prevention and control plan shall address all phases of project construction and no on-site construction or grubbing activities shall commence until the plan is accepted by the LACFD.	Los Angeles County Fire Department	Issuance of grading permits

Table 1
DRAFT MITIGATION REPORTING AND MONITORING PROGRAM

No	Mitigation Measure	Compliance Verification	Mitigation Milestone
	Fire Hazards (Continued)		
4-2	Prior to the issuance of a grading permit, the LACFD will review and, when deemed acceptable, approve final water improvement plans including, but not limited to, the location, sizing, design, and capacity of the proposed water storage tanks, water mains, and fire hydrants to ensure the sufficiency of the project's fire storage and delivery capacity and compliance with applicable County requirements.	Los Angeles County Fire Department	Issuance of grading permits
4-3	Prior to the issuance of any building permits, the Applicant shall, upon receipt of all requisite permits and approvals, improve: (1) the southern extension of Shadow Pines Boulevard/Tick Canyon Road, from its existing terminus at Granddioras Road to the tract map area, to the satisfaction of the LACFD; and (2) the northern extension of Shadow Pines Boulevard/Tick Canyon Road, from the northern tract map boundary to Summit Knoll Road, to the satisfaction of and in compliance with the design and development standards imposed by the LACFD. Improvements of the southern extension to full "secondary highway (80 foot standard right-of-way width)" standards may be phased (e.g., initial construction of half-road width) if so authorized by the LACFD and subject to bonding for any remaining identified improvements to that roadway.	Los Angeles County Fire Department	Issuance of building permits
4-4	Prior to issuance of a grading permit, the Applicant shall submit and the LACFD shall review and, when deemed acceptable, approve a fuel modification/ landscape plan in compliance with County standards.		Issuance of grading permits
4-5	In those area where the pavement width of the private driveway/fire lane is less than 26 feet, signage shall be installed indicating the presence of a narrow travel way and prohibited parking along those segments.	Los Angeles County Fire Department	Issuance of building permits
4-6	Prior to the issuance of any building permits, the Applicant shall pay to the County the then applicable developer fee detailed fire station plan fees.		
5.0	Noise		
5-1	During the construction period, the Applicant shall ensure that: (1) all construction equipment is properly maintained and tuned; (2) all equipment designed to operate with a muffler system is fitted with properly operating mufflers and air intake silencers no less efficient than those originally installed; and (3) all stationary noise sources, such as generators and compressors, are located as far from residential receptor locations as feasible. All construction activities shall be subject to compliance with all applicable noise-related provisions as may be set forth by the County.	Los Angeles County Department of Health Services	Ongoing (Construction)
5-2	No on-site equipment maintenance or servicing activities, involving the transport or start-up of heavy trucks or other construction equipment, shall occur on the project site prior to 7:00 AM or after 8:00 PM daily unless such activities occur 1,250 feet or more from the nearest residential receptor or are shielded from those receptors by intervening topography or by means of the use of a temporary sound wall or similar device sufficient to reduce associated noise levels to 60 dBA at the property boundary of those residential receptors.		

Table 1
DRAFT MITIGATION REPORTING AND MONITORING PROGRAM

No.	Mitigation Measure	Compliance Verification	Mitigation Milestone
	Noise (Continued)		
5-3	At all times during on-site construction activities, the name and telephone number of a contact construction liaison person shall be conspicuously posted on the project site. The construction liaison shall, within 48 hours of receipt of a noise complaint, inform the County building inspector of the receipt of a noise complaint and indicate what corrective actions (e.g., installation of a temporary sound wall) or compliance activities (e.g., maintenance activities) can be implemented by the Applicant to reduce construction noise impacts to near-site receptors. The County building inspector shall have the authority to direct the Applicant to fully comply with applicable noise requirements and to undertake such other reasonable and feasible corrective measures as may be necessary and appropriate, as identified by the County, to reduce construction-term noise levels affecting off-site receptors.	Los Angeles County Department of Health Services	Ongoing (Construction)
5-4	Prior to the commencement of grading operations, all residential units located within 250 feet of the project boundaries shall be provided, via regular mail to the last known address on the County's equalized tax roles, a notice regarding the project's construction schedule and indicating the projected dates and anticipated duration of grading operations. The notice will include the name and telephone number of a designated construction liaison person(s) who can be notified during the scheduled construction period and during specified work hours regarding inquiries about the construction process and to whom noise compliances should be registered.	Los Angeles County Department of Regional Planning	Introduction of heavy equipment on the project site
6.0	Air Quality		
6-1	During project grading and construction, the following URBEMIS2002-based mitigation measures will be implemented by the Applicant to reduce emissions associated with grading/site preparation activities: (1) three times daily watering of all exposed surfaces; (2) three times daily watering of unpaved roads; (3) limit off-road trucks to no more than 15 mph; (4) application of soil stabilizers to inactive areas; (5) replace ground cover in disturbed areas as quickly as feasible; and (6) cover (apply stabilizer) to all stockpiles).	South Coast Air Quality Management District	Ongoing (Construction)
6-2	In order to reduce emissions attributable to both heavy equipment and vehicle travel, the following actions will be implemented by the Applicant to reduce these emissions: (1) maintain equipment in tune per manufacturer's specifications; (2) use catalytic converters on gasoline-powered equipment; (3) retard diesel engine timing by 4 degrees; (4) install high-pressure fuel injectors; (4) use reformulated, low-emissions diesel fuel; if feasible and readily available (5) substitute electric and gasoline-powered equipment for diesel-powered equipment where feasible; (6) for diesel-powered trucks and mobile heavy equipment, do not leave equipment idling for periods in excess of five minutes; and (7) curtail (cease or reduce) construction during periods of high ambient pollutant concentrations (i.e., Stage II smog alerts).	South Coast Air Quality Management District	Ongoing (Construction)

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No.	Mitigation Measure	Compliance Verification	Mitigation Milestone
	Air Quality (Continued)		
6-3	Prior to the issuance of any grading permits, the Applicant shall prepare a fugitive dust (PM ₁₀) mitigation plan. The plan shall identify methods to control fugitive dust through implementation of reasonable available control measures in sufficient frequencies and quantities to prevent visible emissions from crossing the property line of the proposed facility. Provisions of the plan shall include, but may not be limited to, the stipulation that: (A) all exposed surfaces and unpaved road shall be watered at least three times daily; (B) non-toxic soil stabilizers shall be applied to all inactive areas; (C) ground cover shall be replaced in disturbed areas as quickly as practical; and (D) non-toxic soil stabilizers shall be applied to all soil stockpiles. In addition, the plan shall include two or more of the following additional control techniques: (1) When ground surfaces are dry and susceptible to dust propagation, apply water by means of trucks, hoses, or sprinklers to active construction sites prior to commencement of daily construction operations; (2) Wash, vacuum, or sweep trucks before leaving the site to prevent track-out of bulk material onto public roadways; (3) Installation of wheel washers where vehicles exit disturbed surface areas onto paved roads; (4) Sweeping and/or cleaning streets where vehicles exit construction sites; (5) Asphalt paving or application of non-toxic, chemical stabilization at sufficient concentration and frequency to maintain a stabilized surface from the point of intersection with the public paved road surface, extending a distance of 100 feet and a width of 20 feet and sloping onto the site; (6) Asphalt paving from the point of intersection with the public paved road surface extending a distance of 25 feet and a width of 20 feet, sloping onto the site, and installation of a track-out control device immediately adjacent to the public paved road surface to prevent exiting vehicles from traveling on any unpaved surface after passing through the device; (7) Paving of all roads once final elevations have been reached or at the earliest feasible time; (8) All stockpiles for material export shall be watered twice daily; (9) Stockpiles that may be used for long-term on-site soil storage shall be (a) planted and watered twice daily until such plants take root, (b) covered, or (c) non-toxic soil binders applied for dust control; and (10) Such other alternative measures as may be approved by the County.	South Coast Air Quality Management District	Issuance of grading permits
6-4	All exterior paints utilized for new residential construction shall conform to the following specifications: (1) all primers shall contain not more than 0.85 pound per gallon (102 grams/liter) of volatile organic compounds (VOC); and (2) all top coats shall contain not more than 0.07 pound per gallon (8 grams/liter) of VOC.	Los Angeles County Department of Regional Planning	Ongoing (Construction)
6-5	The staging, storage, and maintenance areas for diesel-powered construction equipment shall be located as far away as reasonably possible from surrounding existing residences and, unless otherwise authorized by the County, no closer than 100 feet from any existing residential receptor.		
6-6	Prior to the issuance of certificate of occupancy permits, the following in-tract measures shall be incorporated into the project to reduce traffic to the extent reasonably feasible: (1) traffic lane improvements and signalization, as identified in the traffic study, shall be implemented in order to improve local traffic flow; and (2) construct a bus stop shelter or similar improvements, acceptable to the Santa Clarita Transit (SCT), at the existing bus stop located at Shadow Pines Boulevard and Granddoras Road or at an alternative location identified by the SCT.	Los Angeles County Department of Public Works	Issuance of certificate of occupancy permits

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No.	Mitigation Measure	Compliance Verification	Mitigation Milestone
	Air Quality (Continued)		
6-7	With regards to building design and/or the specification of energy efficient lighting, HVAC, water heating, and appliances, operational emissions shall be further reduced through the attainment of an energy efficiency rating of at least 10 percent greater than specification under current (2005) residential standards, as set forth in Part 6 of Title 24 of the California Code of Regulations, for residential dwellings.	Los Angeles County Department of Regional Planning	Issuance of building permits
6-8	Wood-burning fireplaces and wood-burning stoves shall not be included in the design of the project's residential units and shall be subsequently prohibited in all residential units. Such prohibition shall be included in the project's conditions, covenants, and restrictions (CC&Rs).		
7.0	Biological Resources		
7-1	Riversidian Alluvial Fan Sage Scrub and Riversidian Sage Scrub. Unless comparable compensation, acceptable to the County, is provided, such as through the preservation of off-site areas or the payment of mitigation fees to an off-site mitigation bank, County-approved final landscape plans shall provide for 1:1 mitigation for the project-induced loss of 1.20 acres of Riversidian Alluvial Fan Sage Scrub (RAFSS) and 176.82 acre of Riversidian Sage Scrub (RSS) habitat. Compensatory resources can be provided through the in-tract creation of, the off-site enhancement of, or some combination of in-tract creation and off-site enhancement of those habitat types. Alternatively, compensation can occur through the provision of substitute resources of comparable habitat value, possessing a plant palette characteristic of and generally replicating those naturally occurring plant communities as they are represented in the general project area. Performance standards shall be established and identified in the final landscape plan against which the successful establishment and/or enhancement of those plant communities shall be judged. If through Applicant-initiated establishment and/or enhancement, the Applicant shall be responsible for the monitoring of those areas for a minimum five-year term and shall submit annual reports to the County demonstrating the attainment of those performance standards or the actions taken toward their achievement.	Los Angeles County Department of Regional Planning	Ongoing (5-year term)
7-2	Scrub Oak Chaparral. Unless comparable compensation, acceptable to the County, is provided, such as the preservation of off-site areas or the payment of mitigation fees to a mitigation bank, County-approved final landscape plans shall provide for 1:1 mitigation through the in-tract or off-site creation or enhancement for the project-induced loss of 21.64 acre of Scrub Oak Chaparral (SO-Ch) habitat. Alternatively, compensation can occur through the provision of resource of comparable habitat value, possessing a plant palette characteristic of, and replicating that naturally occurring plant community as it is represented in the general project area. Performance standards shall be established and identified in the final landscape plan against which the successful establishment and/or enhancement of that plant community shall be judged. If through Applicant-initiated establishment and/or enhancement, the Applicant shall be responsible for the monitoring of that area for a minimum five-year term and shall submit annual reports to the County demonstrating the attainment of those performance standards or the actions taken toward achievement.		

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No.	Mitigation Measure	Compliance Verification	Mitigation Milestone
	Biological Resources (Continued)		
7-3	Construction Staging, Material Storage, and Stockpiling. Unless temporary or permanent drainage diversion facilities are permitted and constructed and the area is located within the footprint of the project's overall grading operations, all construction staging, material storage, and stockpiling activities shall occur outside those areas that may be subject to potential flooding within and adjacent to Tick Canyon Wash and its in-tract and off-site tributaries. All construction staging, material storage, and stockpiling area shall be restricted to those areas located within the boundaries of the project's grading limits and conducted in such fashion as to minimize potential direct and indirect impacts to the area's biological resources. Construction staging, storage, and stockpiling areas shall be delineated in and limited to those areas depicted in County approved grading plans.	Los Angeles County Department of Regional Planning	Issuance of grading permits
7-4	Fuel Modification Plan. Prior to the initiation of any grubbing or grading activities, the Applicant shall submit and the LACFD and the Department of Regional Planning shall approve a fuel modification plan addressing those areas surrounding the periphery of the residential development area, reservoir and park sites, street system, and other edge areas as may be identified by the LACFD and included in the LACFD-mandated fuel modification zone. The fuel modification plan shall seek to implement the dual goals of balancing public safety considerations and minimization of related impacts on biological resources. Unless otherwise authorized or restricted by the LACFD, the plan shall stipulate that: (1) approved non-native, non-invasive groundcovers and low shrubs will be utilized only in the setback zone (Zone A) and irrigation zone (Zone B), as established under the County's fuel modification zone guidelines; (2) native plants will be used in the thinning zone (Zone C) and interface thinning zone (Zone D); (3) plant species not considered fire hazards shall be retained to the extent permitted by the LACFD; (4) in areas where fuel modification activities will result in removal of existing plants, such that the remaining plants provide less than 50 percent cover, appropriate southern California native shrub and/or tree species shall be planted to provide a minimum 50 percent cover (provided such planting is consistent with the LACFD approval fuel modification plans); and (5) required thinning in subsequent years shall not result in removal of native vegetation above the level outlined in the approved plan.	Los Angeles County Fire Department	Issuance of grading permits
7-5	Oak Tree Ordinance. Prior to the initiation of any grubbing or grading activities that could damage any ordinance-sized oaks subject to the provisions of the County's Oak Tree Ordinance, the Applicant shall submit and the County shall approve documentation specifying: (1) the precise number and location, by species, of oaks to be impacted; (2) an oak replacement and maintenance plan specifying the size, type, number, and location of all replacement trees of the same species being impacted and the Applicant's plans for their continued maintenance for a five-year period; and (3) the seed source of replacement trees. The precise number of oaks that will be removed and the precise number of oaks located within the daylight offset zone will be determined at the permit stage once final grading plans have been submitted for County review.	Los Angeles County Department of Regional Planning	

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No.	Mitigation Measure	Compliance Verification	Mitigation Milestone
Biological Resources (Continued)			
7-6	State and Federal Permits. In order to demonstrate compliance with applicable State and federal resource protection policies designed to protect or compensate for the loss of biological resources, prior to the initiation of any grading activities, the Applicant shall provide the County with documentation of receipt of a Section 401 (Federal Clean Water Act) water quality certification or waiver from the Regional Water Quality Control Board, Los Angeles Region, an individual Section 404 (Federal Clean Water Act) permit from the United States Army Corps of Engineers, and a Section 1602 (California Fish and Game Code) streambed alteration agreement from the California Department of Fish and Game. The Applicant shall comply with all associated permit requirements.		
7-7	Habitat Mitigation and Monitoring Plan. Prior to the initiation of any grading activities that would directly impact identified waters of the United States and/or waters of the State, the Applicant shall prepare and submit a habitat mitigation and monitoring plan (HIMP), in conformance with United States Army Corps of Engineers Los Angeles District Regulatory Branch (ACOE) "Habitat Mitigation and Monitoring Proposal Guidelines" (June 1, 1993), to the ACOE and California Department of Fish and Game (CDFG), and shall take no actions directly affecting such water until the HIMP has been approved by the ACOE and CDFG and any actions identified therein as precursors to project commencement initiated to the satisfaction of those agencies. The HIMP shall identify, describe, and depict the compensatory acreage being proposed and/or the in-kind fee to be paid as compensation for the identified on-site impacts.		Issuance of grading permits
7-8	Open-Space Landscaping Plan. Prior to the initiation of any grubbing or grading activities, the Applicant shall submit and the Department of Regional Planning shall approve an open-space landscaping plan. The plan's plant palette shall emphasize the use of drought tolerant, locally indigenous, non-invasive plant species adapted to the inland southern California climate. Native plants shall be used on all graded slopes adjacent to natural open space areas. Plants used in open space landscaping shall include, but are not limited to, those that provide nectar, fruit, or seeds as food for native wildlife species. A mixture of native and non-native plants may be used in areas of high pedestrian use and visibility, such as around homesites, along streets, and on the park site. Non-native shall be authorized within those high pedestrian use and visibility areas since they can provide a higher ornamental character and will survive under a wider range of maintenance and watering regimes than most native plants. Landscape plans prepared for open space areas shall be submitted by a licensed landscape architect experienced in developing and implementing landscape restoration projects utilizing native plant species.	Los Angeles County Department of Regional Planning	
7-9	Open Space Management Plan. Prior to the recordation of the final tract map, the Applicant shall submit an open space management plan (OSMP) designed both to promote the retention of designated in-tract open areas in perpetuity and to enhance the habitat value of those areas so preserved. The OSMP shall be in effect for the life of the project, incorporated into the project's conditions, covenants and restrictions (CC&Rs), and contain at least the following elements: (1) goals and objectives; (2) permitted and prohibited uses; (3) biological monitoring protocols and reports; (4) sensitive species and habitats management; (5) exotic plant and animal management; (6) habitat restoration, including California junipers; (7) permitted and prohibited uses; (8) plan implementation schedule; (9) responsible parties; (10) funding; (11) enforcement and penalties; (12) trespass remediation; (13) contingencies; and (14) provisions for plan updates.		Final tract map recordation

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No.	Mitigation Measure	Compliance Verification	Mitigation Milestone
Biological Resources (Continued)			
7-10	Sensitive Plant Species. Prior to the commencement of any grubbing or grading activities within undisturbed areas between March and May, the Applicant shall conduct a pre-construction survey for special status plants. If listed or unlisted sensitive plant species are identified in the construction areas, attempts will be made to salvage plants and replant following the completion of construction activities. If subsequently discovered on the project site, the appropriate salvage and replacement protocol will be used to mitigate impacts to sensitive plant species. If no protocol exists for the sensitive species discovered, prior to the initiation of grading or grubbing activities in the vicinity of the species, a protocol shall be developed and shall submitted to the County for review and approval. Salvage and replacement activities shall then be conducted in accordance therewith.		
7-11	Slender Mariposa lily. If subsequently identified on the project site, a biologist knowledgeable about the species shall prepare and submit a slender Mariposa lily (SML) mitigation plan to the County for review and approval. The plan will include a 5-year mitigation monitoring and reporting plan. An annual monitoring report, if required, will be provided to the County documenting the results of the County approved, Applicant-implemented SML mitigation plan. The mitigation plan shall include at least the following elements: (1) description of the methods for marking the location of each individual SML plant identified on the site; (2) a detailed discussion of how plants will be excavated, temporarily "potted" and transported to an on-site relocation area, including a description of site preparation prior to replanting of the salvaged SML specimens; (3) a description of how the salvaged plants will be installed at the previously prepared relocation site; (4) irrigation method/schedule addressing the quantity and frequency of watering; (5) the monitoring and reporting frequency and performance criteria to be measured during the monitoring period; and (6) contingency measures stating additional remediation actions to be undertaken should the stated performance criteria not be attained. All monitoring reports will be sent to the County.	Los Angeles County Department of Regional Planning	Ongoing (Construction)
7-12	Sensitive Wildlife Species. Prior to initiation of grading, areas subject to grubbing and grading activities will be surveyed for the purpose of locating any listed or unlisted sensitive reptile species that may be located within those areas. If observed, non-venomous reptiles will be relocated out of the grading area and into undisturbed in-tract open space areas. In addition, prior to the initiation of grading, a County-approved venomous reptile handler will be contracted to provide on-call services in case a venomous reptile is discovered. If a venomous reptile is discovered during grading operations, grading activities in the vicinity of the venomous reptile will be halted or relocated away from that species until the venomous reptile handler arrives and removes the venomous reptile.		
7-13	Breeding Birds. Breeding bird nesting surveys, conducted by qualified biologists and to the satisfaction of the Los Angeles County Department of Regional Planning, will be performed 30-days prior to the initiation of grubbing and grading activities to search for nesting birds. If active nests are located, grading will not be conducted within 300 feet of the nest for passerine birds or within 500 feet of the nest for raptors until the end of the breeding season.		
7-14	Open Space Deed Restrictions. Concurrent with final tract map recordation, designated in-tract open space lots shall be appropriately deed restricted from future development and subsequently conveyed to the County or other land conservation agency. The precise form and language of those restrictions and that conveyance shall be subject to review and approval by County Counsel.	County Counsel	Final tract map recordation

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No.	Mitigation Measure	Compliance Verification	Mitigation Milestone
	Biological Resources (Continued)		
7-15	Prohibited Activities. All home purchasers shall be notified, in writing through their respective residential purchase contracts, that: (1) access to designated open space lots is prohibited except where specifically authorized; (2) the loss of pets to native predators is highly likely and that trapping, shooting, or poisoning of native predators is prohibited except by duly authorized animal control officers; (3) the following activities and uses are expressly prohibited within designated open space lots: (a) motorized vehicles; (b) nighttime use; (c) possession of firearms including air or gas propelled weapons, slings, and sling-shots; (d) collection or possession of native plants or wildlife; (e) engaging in activity to harass, harm, pursue, hunt, shoot, wound, kill, trap, poison, capture, or collect wildlife; (f) smoking or the use of fire; (g) unauthorized trail construction; (h) removal, defacement, or damage to natural features; and (i) use of devices allowing the play of broadcast or recorded sound, except for legitimate scientific purposes or by means of use of headphones or similar apparatus. Similar provisions shall be included in the project's CC&Rs. CC&R shall be enforceable and contain provisions sufficient to deter violations.		Issuance of certificate of occupancy permits
7-16	Sports Lighting. Prior to the installation of any high-intensity sports lights in the area of the proposed neighborhood park site, a detailed lighting plan shall be prepared for the illumination of active recreational areas, including a photometric analysis indicating horizontal illuminance, and submitted to the Department of Regional Planning. Plans shall indicate that high-intensity, pole-mounted luminaires installed for the purpose of illuminating those field and hardcourt areas include shielding louvers or baffles or contain other design features or specification, such as selecting luminaires with cut-off features, to minimize light intrusion into designated open space areas to not more than 0.5 horizontal foot candle, as measured at the park boundary.	Los Angeles County Department of Regional Planning	Installation of sports lighting at the park site
7-17	Integrated Pest Management Plan. Prior to the commencement of any grubbing or grading activities, the Applicant will develop an integrated pest management plan, reviewed and approved by the Los Angeles County Department of Regional Planning, that will include: (1) preventive practices to avoid the transport and spread of weeds and weed seed during project development and operation; (2) a plan to control noxious weeds and weeds of local concern within designated open space areas; and (3) a strategy to educate construction personnel and homeowners in noxious weed identification and awareness. The integrated pest management plan shall incorporate weed prevention and control measures including, but not necessarily limited to: (1) use of only certified weed-free hay, straw, and other organic mulches to control erosion; (2) use of road surfacing and other earthen materials for construction that are certified weed free; and (3) use only certified weed-free seed for the reclamation of disturbed areas.		Issuance of grading permits
7-18	Invasive Plants. All common, open space, and fuel modification zone landscaped areas shall, if planted, be planted with non-invasive plant species, preferably species indigenous to the area. Exotic plant species listed by the California Exotic Pest Plant Council (now the California Invasive Plants Council) shall be prohibited for use as landscaping material.		Issuance of certificate of occupancy permits

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No.	Mitigation Measure	Compliance Verification	Mitigation Milestone
8.0	Cultural Resources		
8-1	An archaeological monitor shall oversee initial grading and grubbing activities that occur in the extreme northeast corner of the tract map area (Northwest ¼ of Section 5, Township 4 North, Range 14 West, SBBM) in the area noted as previously containing structures dating from the 1940's. Monitoring shall ensure that, in the event that historic materials or features are unearthed, a professional archaeologist has the opportunity to examine those finds and determine their historical significance. The monitor shall have the authority to temporarily halt or redirect earthwork in the vicinity of those finds until their importance can be ascertained.		
8-2	Prior to the commencement of any grading or grubbing activities therein, in the event that the final northern private driveway/fire lane alignment encroaches into areas that have not been previously surveyed by a professional archaeologist (due to the lack of permission to enter upon private property), those areas shall be examined for the presence of historical resources. No further investigations are required if the final alignment is confined to the surveyed area.	Los Angeles County Department of Regional Planning	Ongoing (Construction)
8-3	The Applicant shall agree to suspend construction in the vicinity of a cultural resource encountered during ground-disturbing activities at the site and leave the resource in place until a qualified archaeologist can examine them and determine appropriate mitigation measures.		
9.0	Visual Resources		
9-1	Prior to the issuance of grading permits, the Applicant shall submit and the Department of Regional Planning and the Department of Public Works shall review and, when deemed acceptable, approve a detailed landscape and irrigation plan depicting the project's plant palette, plant sizes, and irrigation requirements for each of the following areas: (1) common open space areas; (2) street trees; (3) neighborhood park site; (4) reservoir site; and (5) the fuel modification zone.	Los Angeles County Department of Regional Planning and Public Works	Issuance of grading permits
10.0	Traffic and Access		
10-1	Prior to the issuance of the final grading plan, the Applicant shall submit a traffic control plan (TCP), consistent with Caltrans' "Manual of Traffic Controls for Construction and Maintenance Work Zones," describing the Applicant's efforts to maintain vehicular and non-vehicular access across the project site throughout the construction period. If temporary access restrictions are proposed or deemed to be required by the Applicant, the plan shall delineate the period and likely frequency of such restrictions and describe emergency access and safety measures that will be implemented during those closures or restrictions.	Los Angeles County Department of Public Works	Issuance of grading permits
10-2	No construction traffic, equipment, and staging activities shall be allowed on Abelia Road, Sunrise Place, Snow Drop Court, and Jasmine Valley Drive and adjacent to any school sites unless adequate safety provisions have first been approved by the County.	Los Angeles County Department of Regional Planning	Ongoing (Construction)
10-3	Prior to the issuance of any grading permits, the Applicant shall obtain transportation permits from Caltrans prior to the transport of heavy construction equipment and/or materials that require the use of oversized-transport vehicles on State highways.	Issuance of grading permits	

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No.	Mitigation Measure	Compliance Verification	Mitigation Milestone
	Traffic and Access (Continued)		
10-4	Prior to the issuance of any grading permits, the Applicant shall: (1) submit design plans for the proposed park area that include both the provision for a bus stop and accommodations for the safe and effective turn-around of transit buses allowing buses to easily enter and exit the park area without undue impedance; or (2) incorporate into the design of Shadow Pines Boulevard/Tick Canyon Road a bus turnout and/or bus stop in proximity to the park site or at an alternative location to be identified by Santa Clarita Transit and demonstrate, to the satisfaction of the County, that a transit bus can safely transition from northbound to southbound travel along that roadway.	Los Angeles County Department of Parks and Recreation	Issuance of Grading permits
10-5	Prior to the issuance of certificate of occupancy permits, the Applicant shall provide, to the satisfaction of the LACDPW, the following improvements to the Shadow Pines Boulevard/Tick Canyon Road/Granddioras Road intersection: (1) North approach: one left-turn lane, one through lane, and one shared through/right-turn lane (add north approach); (2) East approach: one shared left/through/right-turn lane; (3) South approach: one left-turn lane, one through lane, and one shared through/right-turn lane; (4) West approach: one shared left/through/right-turn lane; and (5) install a traffic signal. The project shall coordinate with the City and the County to ensure proper roadway transition is maintained at the intersection. The project shall enter into a secured agreement with the LACDPW for the cost of the traffic signal. The amount is subject to adjustment based on the estimated cost of the traffic signal at the time of recordation. The security will be released upon the completion and approval of the traffic signal installation.		Issuance of occupancy permits
10-6	Prior to the recordation of the final tract map, the Applicant shall provide, to the satisfaction of and in the amount specified by the LACDPW, the Applicant's fair-share contribution toward the cost of the following street improvements: (1) Lost Canyon Road/SR-14 NB Ramps at Soledad Canyon Road - (a) North approach: one left-turn lane and one shared through/right-turn lane and (b) South approach: one left-turn lane, one through lane, and one exclusive right-turn lane; (2) Sand Canyon Road at Soledad Canyon Road - (a) North approach: two left-turn lanes, one through lane, and one exclusive right-turn lane; (b) South approach: two left-turn lanes, one through lane, one shared through/right-turn lane, and two exclusive right-turn lanes; and (c) West approach: one left-turn lane, two through lanes, and one shared through/right-turn lane; (3) SR-14 Freeway SB Ramps at San Canyon Road at Soledad Canyon Road - West approach: three through lanes and one exclusive right-turn lane; and (4) Sand Canyon Road at SR-14 Freeway NB Ramps - North approach: two left-turn lanes and two through lanes.	Los Angeles County Department of Public Works	Final tract map recordation
10-7	Prior to the recordation of the final tract map, the Applicant shall provide, to the satisfaction of and in the amount specified by the LACDPW, the Applicant's fair-share contribution toward the cost of the following traffic signal improvements: (1) Shadow Pines Boulevard/Tick Canyon Road/Granddioras Road (100 percent); (2) Soledad Canyon Road/SR-14 NB Ramps (30 percent); and (3) Soledad Canyon Road/SR-14 NB Ramps (13 percent).		
10-8	Detailed striping, signing, and traffic signal plans shall be prepared and submitted to the LACDPW for review and approval prior to recordation of the tract map.		
10-9	Prior to the issuance of any certificates of occupancy for the proposed residential units, the Applicant shall pay applicable bridge and thoroughfare benefit assessment district fees, as established by the County for the Eastside area, or provide such other in-kind contributions as may be satisfactory to the LACDPW.		Issuance of occupancy permits

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No.	Mitigation Measure	Compliance Verification	Mitigation Milestone
11.0	Education, Recreation, and Libraries		
11-1	Prior to the issuance of building permits, the Applicant shall present the County with a certificate of compliance or other documentation demonstrating that the Applicant has complied with the William S. Hart Union High School District's and Sulphur Springs Union School District's board resolutions governing the payment of school impact fees or has entered into an AB 2926 school fee mitigation agreement or is not subject to the exaction.	Los Angeles County Department of Regional Planning	Issuance of building permits
11-2	Prior to issuance of grading permits or the recordation of final tract map, whichever event occurs first, the Applicant shall submit final park design plans to both the Los Angeles County Department of Parks and Recreation and to such other County departments as may be responsible for plan approval and the County shall review and, when deemed acceptable, approve those park design plans. Based on those approved plans, the approved park shall be dedicated to the County prior to the issuance of building permits for the 247 th dwelling unit.	Los Angeles County Departments of Parks and Recreation	Issuance of grading permits and issuance of 248 th building permit
11-3	Prior to the issuance of occupancy permits, the Applicant shall demonstrate, to the County's satisfaction, that each of the Los Angeles County Department of Parks and Recreation's "Conditions of Map Approval - Vesting Tentative Map 060259 - Regional Planning Map dated December 22, 2005" (March 16, 2006), as may be modified and/or augmented by the County, have been incorporated into the project's design, development, and operation.		Issuance of certificate of occupancy permits
11-4	Prior to the issuance of building permits, the Applicant shall pay to the County Librarian a library facilities mitigation fees for each building permit obtained. The library facilities mitigation fee for Planning Area 1, in which the proposed project is located, is \$737.00 per residential unit. This library facilities mitigation fee is subject to an annual adjustment effective July 1 of each year based on changes in the Consumer Price Index.	Los Angeles County Public Library	Issuance of building permits
12.0	Utilities and Other Services		
12-1	Solid Waste. Prior to the issuance of a grading permit, the Applicant shall prepare a construction debris recycling plan. The plan shall seek to minimize the quantity and volume of construction debris requiring landfill disposal, provide measures for the separation of construction waste materials in a manner conducive to collection and recycling/diversion efforts, and demonstrate compliance with the County's 50 percent diversion requirements. The plan shall include a fire component so that reclamation activities are conducted in a fire safe manner. The plan shall apply to all construction phases and be binding on all construction contractors.	Los Angeles County Department of Public Works	Issuance of grading permits
12-2	Water Supply. Prior to the approval of the final tract map, the Applicant shall design and construct such water system improvements and pay such connection fees as required by the Newhall County Water District (NCWD). Prior to the recordation of the final tract map, the Applicant shall enter into an agreement with the NCWD relating to the design and construction of water system improvements related to the proposed project. At a minimum, the agreement shall require that all related water facility plans be subject to the prior approval of the NCWD.	Los Angeles County Department of Public Works	Final tract map Recordation

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No.	Mitigation Measure	Compliance Verification	Mitigation Milestone
	Utilities and Other Services (Continued)		
12-3	Water Delivery. Prior to the approval of the final tract map, further studies will be conducted to determine what, if any, upgrades are necessary to the Pinetree No. 2 Booster Station and Reservoir to adequately transfer a sufficient supply of potable water from the NCWD's transmission main in Soledad Canyon Road to the development's new booster station. If upgrades are determined by the NCWD or the LACFD to be required as a precursor to the project's development, those improvements shall be implemented prior to the issuance of building permits for the proposed dwelling units.	Los Angeles County Department of Public Works	Final tract map Recordation and Issuance of building permits
12-4	Water Conservation. Prior to the issuance of a grading permit, the Applicant shall prepare a water conservation plan outlining the Applicant's efforts to promote the potable water conservation on the project site once the dwelling units and in-tract park are completed. The water conservation plan shall include specific measures addressing landscaping, irrigation, and consumer education and shall demonstrate that the implementation of the measures outlined therein will likely result in a 10 percent or greater reduction in potable water consumption when compared to the amount that would otherwise be anticipated in the absence of those measures.	Los Angeles County Department of Public Works	Issuance of grading permits
12-5	Sanitary Sewers. Prior to the recordation of the final tract map, the Applicant shall: (1) complete a sewer system master plan study analyzing the capacity of the NCWD's Shadow Pines Lift Station and the NCWD's trunk sewer downstream of the lift station to the Interline with the County's truck sewer system; (2) enter into an agreement with the NCWD relating to the design and construction of sewer system improvements related to the proposed development; and (3) pay the NCWD's sewer connection fee in effect at the time of the sewer hookup.	Newhall County Water District	Final tract map recordation
12-6	Sanitary Sewers. Prior to the approval of the final tract map, the Applicant shall enter into an agreement to undertake or, as determined by the Director of Public Works, shall provide a fair-share contribution toward those off-site sewer line upgrades that may be identified by the Director of Public Works within the project's tributary area whose capacity is exceeded as a result of project-related contributions to existing sewer flows.		
12-7	Solid Waste. Individual building plans for the project's residential units shall specify an area allocated for the placement of recycling bins.	Los Angeles County Department of Public Works	
12-8	Solid Waste. Prior to the issuance of building permits for any park facilities, consistent with the requirements of the California Solid Waste Reuse and Recycling Access Act of 1991, the development plans for those facilities shall be reviewed by the Los Angeles County Department of Public Works (LACPDW) and, as specified, shall include space allocated for the collecting and loading of recyclable materials, including protection against adverse environmental conditions.		Issuance of building permits
12-9	Solid Waste. The Applicant shall provide each home purchaser with educational material, as prepared by the Los Angeles County Department of Public Works (CLEAN LA) and/or the California Integrated Waste Management Board, describing the proper management and disposal of household hazardous wastes.		Issuance of certificate of occupancy permits

Table 1
DRAFT MITIGATION REPORTING AND MONITORING PROGRAM

No	Mitigation Measure	Compliance Verification	Mitigation Milestone
13.0	Police Services		
13-1	Prior to the commencement of grading activities, the Applicant shall prepare and submit for review by the Los Angeles County Sheriff's Department (LACSD) a draft construction security plan outlining the activities that will be instituted by the Applicant to secure the construction site and the equipment and materials located thereupon from potential criminal incidents. The Applicant shall incorporate the recommendations of the LACSD into a final construction security plan and shall implement that plan during the construction period.		Issuance of grading permits
13-2	Prior to the issuance of building permits, LACSD shall be provided the opportunity to review the project's design and development plans and asked to comment on the Applicant's incorporation of defensible space concepts. The Applicant shall incorporate the public safety planning recommendations of the LACSD into the project's final design and development plans.	Los Angeles County Sheriff's Department	Issuance of building permits
14.0	Electrical Service		
14-1	Prior to the commencement of any construction activities in proximity to Southern California Edison's (SCE) existing overhead, high-voltage transmission lines, all appropriate easements, if any, shall be secured from that utility and construction shall occur in a manner consistent with SCE procedures so that no unplanned disruptions to transmission occur as a result of the project's construction.	Los Angeles County Department of Public Works	Issuance of grading permits
13.0	Growth Inducement (No feasible mitigation identified)		

Source: Los Angeles County Department of Regional Planning, Impact Analysis Section

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 060259 (Rev.)

Page 1/3

TENTATIVE MAP DATED 03-14-2007
EXHIBIT "A" MAP DATED 03-14-2007

The following reports consisting of 29 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

7. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.
8. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
9. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.
10. The first unit of this subdivision shall be filed as Tract No. 60259-01, the second unit, Tract No. 60259-02, and the last unit, Tract No. 60259.
11. Show open space/graded slope lots on the final map and dedicate residential construction rights over the open space/graded slope lots.
12. Quitclaim or relocate easements running through proposed structures.
13. If possible, modify the boundaries of the open space/graded slope lots or add additional open space/graded slope lots to include the airspace easements for sight distance to the satisfaction of the Departments of Regional Planning and Public Works.
14. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
15. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
16. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
17. Permission is granted to record large lots (20 acres minimum lot size) parcel map provided that full street right of way and slope easements including the off-site portion are dedicated along the latest approved alignment on Shadow Pine Boulevard to the satisfaction of Public Works. In addition, future right of way shall be offered and slope easements shall be dedicated along all interior access streets to the satisfaction of Public Works.

18. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.
19. The applicant represents and warrants that the subdivider is the owner of, or has an option or contract to purchase the fee title to or a sufficient interest for the proposed use in, all the property within the boundaries of Vesting Tentative Tract Map No. 060259 as shown on the Exhibit Map dated June 30, 2006. The boundaries depicted on the final map for this subdivision shall clearly correspond to the boundaries shown on the Exhibit Map dated June 30, 2006, and all public improvements in connection with this subdivision shall be located within these boundaries. Accordingly, the applicant and his counsel acknowledge and agree that no condition of approval of Vesting Tentative Tract Map No. 060259 requires or otherwise involves the construction or installation of an offsite improvement, that the provisions of Government Code Section 66462.5 are not applicable to the approval of this Vesting Tentative Tract Map, and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or interest in any land in connection with the conditions associated with this Vesting Tentative Tract Map approval.



**COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION
DRAINAGE AND GRADING UNIT**

TRACT MAP NO. 060259

**REVISED TENTATIVE MAP DATED 03/14/07
EXHIBIT MAP DATED 03/14/07**

DRAINAGE CONDITIONS


1. Provide drainage facilities to remove the flood hazard and dedicate and show necessary easements and/or right of way on the final map. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
2. Place a note of flood hazard on the final map and delineate the areas subject to flood hazard. Show and label all natural drainage courses. Dedicate to the County the right to restrict the erection of buildings in the flood hazard area. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
3. A hydrology study for design of drainage facilities/delineation of flood hazard is required. Hydrology study must be submitted and approved prior to submittal of improvement plans. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
4. Provide fee title lot for debris basins/inlets to the satisfaction of the Department of Public Works.
5. A maintenance permit is required from the State Department of Fish and Game, the Corps of Engineers, and the State Water Resources Control Board for debris basins with a minimum capacity of 5,000 cubic yards. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
6. Show the Los Angeles County Flood Control District (LACFCD) right of way on the final map. A permit will be required for any construction affecting the right of way or facilities. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
7. Notify the State Department of Fish and Game prior to commencement of work within any natural drainage course. If non-jurisdiction is established by the Department of Fish and Game, submit a letter of non-jurisdiction to Public Works (Land Development Division).
8. Contact the State Water Resources Control Board to determine if a Notice of Intent (NOI) and a Storm Water Pollution Prevention Plan (SWPPP) are required to meet National Pollution Discharge Elimination System (NPDES) construction requirements for this site.
9. Contact the Corps of Engineers to determine if a permit is required for any proposed work within the major watercourse. Provide a copy of the 404 Permit upon processing of the drainage plans. If non-jurisdiction is established by the Corps of Engineers, submit a letter of non-jurisdiction to Public Works (Land Development Division).
10. The applicant represents and warrants that the subdivider is the owner of, or has an option or contract to purchase the fee title to or a sufficient interest for the proposed use in, all the property within the boundaries of Vesting Tentative Tract Map No. 60259 as shown on the Exhibit Map dated 03/14/07. The boundaries depicted on the final map for this subdivision shall clearly correspond to the boundaries shown on the Exhibit Map dated 03/14/07, and all public improvements in connection with this subdivision shall be located within these boundaries. Accordingly, the applicant and his counsel acknowledge and agree that no condition of approval of Vesting Tentative Tract Map No. 060259 requires or otherwise involves the construction or installation of an offsite improvement, that the provisions of Government Code Section 66462.5 are not applicable to the approval of this Vesting Tentative Tract Map, and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or interest in any land in connection with the conditions associated with this Vesting Tentative Tract Map approval.

11. Comply with the requirements of the drainage concept/Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 01/16/07 to the satisfaction of Public Works..
12. Prior to issuance of building permits, plans must be approved to: provide for the proper distribution of drainage and for contributory drainage from adjoining properties and eliminate the sheet overflow, ponding, and protect the lots from high velocity scouring action; comply with NPDES, SWMP, and Standard Urban Stormwater Mitigation Plan (SUSMP) requirements.
13. Prior to recordation of the final map, form an assessment district to finance the future ongoing maintenance and capital replacement of SUSMP devices/systems identified on the latest approved Drainage Concept. The developer shall cooperate fully with Public Works in the formation of the assessment district, including, without limitation, the preparation of the operation, maintenance, and capital replacement plan for the SUSMP devices/systems and the prompt submittal of this information to Land Development Division. The developer shall pay for all costs associated with the formation of the assessment district. SUSMP devices/systems shall include but are not limited to catch basin inserts, debris excluders, biotreatment basins, vortex separation type systems, and other devices/systems for stormwater quality.
14. Prior to recordation of the final map, the developer shall deposit the first year's total assessment for the entire assessment district, based on the engineers estimate as approved by Public Works. This will fund the first year's maintenance after the facilities are accepted. The County will collect the second and subsequent years' assessment from the owner(s) of each parcel within the assessment districts.
15. Prior to approval of any grading, storm drain, or other improvement plan and prior to recordation of any final map for this subdivision, notarized drainage covenants, in a form approved by Public Works, shall be obtained from all impacted offsite property owners, as determined by Public Works, and shall be recorded by the applicant. The number of offsite drainage covenants will be determined by Public Works based on hydrology and hydraulic studies which must be prepared by the applicant's consultants and submitted to Public Works for review and approval, in a format acceptable to Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require or otherwise involve the construction or installation of an offsite improvement, and that the offsite drainage covenants referenced above do not constitute an offsite easement, license, title or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition.

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GRADING CONDITIONS:

1. A grading plan and soil and geology report must be submitted and approved prior to approval of the final map. The grading plans must show and call out the construction of at least all the drainage devices and details, the paved driveways, the elevation and drainage of all pads, and the SUSMP devices. The applicant is required to show and call out all existing easements on the grading plans and obtain the easement holder approvals prior to the grading plans approval.


Name _____ GARY GUO

Date 04/16/07 Phone (626) 458-4921

**County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925**

DISTRIBUTION
1 Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

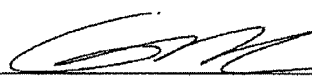
TENTATIVE TRACT MAP 60259 **TENTATIVE MAP DATED** 3/14/07 (Revised)
SUBDIVIDER Synergy **LOCATION** Canyon Country
ENGINEER Sikand
GEOLOGIST & SOILS ENGINEER Pacific Soils Engineering, Inc. **REPORT DATE** 2/1/06, 10/7/04, 11/12/04

[X] TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- ☒ The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical factors have been properly evaluated.
- ☒ A grading plan must be geotechnically approved by the GMED. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.
- ☒ All geologic hazards associated with this proposed development must be eliminated,
or
delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- ☐ A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). _____ refer to the Soils Report(s) by _____, dated _____."
- ☒ The Soils Engineering review dated 4/19/07 is attached.

[] TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- ☐ This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.
- ☐ The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- ☐ Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- ☐ Groundwater is less than 10 feet from the ground surface on lots _____
- ☐ The Soils Engineering review dated _____ is attached.

Prepared by _____ Reviewed by  Date 4/19/07
Geir Mathisen

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office 8.2
Job Number LX001129
Sheet 1 of 1

Tentative Map (Tract)	<u>60259</u>
Location	<u>Canyon Country</u>
Developer/Owner	<u>Synergy Land and Development</u>
Engineer/Architect	<u>Sikand</u>
Soils Engineer	<u>Pacific Soils Engineering, Inc. (102526-T)</u>
Geologist	<u>Same as above</u>

DISTRIBUTION:

<u>1</u>	<u>Drainage</u>
<u>1</u>	<u>Grading</u>
<u>1</u>	<u>Geo/Soils Central File</u>
	<u>District Engineer</u>
<u>1</u>	<u>Geologist</u>
<u>1</u>	<u>Soils Engineer</u>
<u>1</u>	<u>Engineer/Architect</u>

Review of:
Revised Tentative Map (Tract) Dated By Regional Planning 3/14/07
Soils Engineering and Geologic Report Dated 11/16/06, 2/1/06, 12/1/05, 10/7/04
Previous review sheet dated 2/8/07

ACTION:

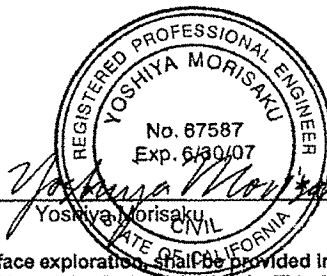
Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

NOTE TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:
THE ON-SITE SOILS ARE MODERATELY CORROSIVE TO FERROUS METALS.

Reviewed by _____ Date 4/19/07



NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\Yosh\60259TentTh

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A minimum centerline curve length of 100 feet shall be maintained on all local streets and a minimum centerline curve radius of 100 feet on all cul-de-sac streets. Curves through intersections should be avoided when possible. If unavoidable, the alignment shall be adjusted so that the proposed BC and EC of the curve through the intersection are set back a minimum of 100 feet away from the BCR's of the intersection. Reversing curves of local streets need not exceed a radius of 1,500 feet, and any curve need not exceed a radius of 3,000 feet.
2. Compound curves are preferred over broken-back curves. Broken-back curves must be separated by a minimum of 200 feet of tangent (1,000 feet for multi-lane highways). If compound curves are used, the radius of the smaller curve shall not be less than two-thirds of the larger curve. The curve length of compound curves shall be adjusted to exceed a minimum curve length of 100 feet, when appropriate, in accordance with AASHTO guidelines.
3. The minimum centerline radius is 350 feet on all local streets with 64 feet of right of way and on all the streets where grades exceed 10 percent.
4. The minimum centerline radius on a local street with an intersection street on the concave side shall comply with design speeds per the Subdivision Plan Checking Section's "Requirements for Street Plans" and sight distances per the current AASHTO.
5. The centerline of all local streets shall be aligned without creating jogs of less than 150 feet. A one-foot jog may be used where a street changes width from a 60 foot to a 58 foot right of way.
6. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.
7. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6 percent.
8. Provide minimum landing area of 100 feet for local collectors, 50 feet for local access roads, and 25 feet for cul-de-sacs at a maximum 3 percent grade on all "tee" intersections to the satisfaction of Public Works.

9. At tee intersections involving local streets, the maximum permissible grade of the through street across the intersection is 10 percent. For intersections involving multi-lane highways, the maximum permissible grade of the through street is three percent. For 4-legged intersections, the maximum permissible grade of the through street is 8 percent.
10. Prepare detailed 40-foot-scale signing and striping plans for Shadow Pines Boulevard and roadways/intersections as identified in the approved traffic study to the satisfaction of Public Works.
11. Provide intersection sight distance commensurate with a design speed of:
 - a. 30 mph (310 feet) on "B" Street from "C" Street (northerly direction), "C" Street from "M" Street (westerly direction), "E" Street from "K" Street (northerly direction), "G" Street from "J" Street (southerly direction), and "G" Street from "E" Street (both directions) to the satisfaction of Public Works. Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required.
 - b. 40 mph (415 feet) on "A" Street from "I" Street (southerly direction) to the satisfaction of Public Works. Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required.

With respect to the position of the vehicle at the minor road, the driver of the vehicle is presumed to be located 4 feet right of centerline and 10 feet back the ultimate TC or F/L prolongation. When looking left, we consider the target to be located at the center of the lane nearest to the parkway curb. We use 6-feet from ultimate TC as a conservative rule. When looking right, the target is the center of the lane nearest to the centerline. Measure 6-feet from centerline or from the median curb (when present).

12. Depict all line of sight easements on landscape and grading plans.
13. Provide property line return radii of 13 feet at all local street intersections, and 27 feet at the intersection of local streets with Shadow Pines Boulevard plus additional right of way for corner cut off to meet current guidelines of the Americans with Disabilities Act (ADA) to the satisfaction of Public Works.

14. Provide 80 feet of off-site right of way on Shadow Pines Boulevard from the southerly tract boundary southerly to the County/City line per the latest I.E.C. approved alignment map P-266 to the satisfaction of Public Works.
15. Provide 75 feet of off-site right of way as shown on the tentative map to the satisfaction of the City of Santa Clarita on Shadow Pines Boulevard from Grandifloras Road to the County/City line per the latest I.E.C. approved alignment map P-266 to the satisfaction of the City of Santa Clarita.
16. Dedicate right of way 40 feet centerline (80 feet total) on Shadow Pines Boulevard within the tract boundaries per the latest I.E.C. approved alignment map P-266.
17. Dedicate right of way from 72 to 68 feet on "A" Street between Shadow Pines Boulevard and "B" Street as shown on the tentative map to the satisfaction of Public Works.
18. Dedicate right of way 32 feet from centerline on "A" Street north of "B" Street, "B" Street between Shadow Pines Boulevard and "C" Street, "C" Street between "A" Street and "M" Street, "C" Street between "B" Street and "N" Street, "C-1" Street between "A" Street and "L" Street, "D" Street (including the cul-de-sac street west of Snow Drop Court, and Snow Drop Court.
19. Dedicate right of way 28 feet from centerline including right of way for a standard cul-de-sac bulb on "Q" Street to the satisfaction of Public Works. Permission is granted to reduce the parkway width from 12 feet to 8 feet on "Q" Street.
20. Dedicate right of way 30 feet from centerline on "B" Street between "A" Street and "C" Street, "C" Street between "M" Street and "N" Street, "C-1" Street north of "L" Street, "C-2" Street between "B" Street and "O" Street, "E" Street, "F" Street, and "G" Street.
21. Dedicate right of way 29 feet from centerline plus additional right of way for a standard cul-de-sac bulb on "C-2" Street south of "O" Street, "D" Street, "H" Street, "H-1" Street, "I" Street, "J" Street, "K" Street, "L" Street, "M" Street east of "C" Street, "P" Street west of "D" Street, "N" Street east of "C" Street, and "O" Street.
22. Dedicate vehicular access rights on Shadow Pines Boulevard on all graded slope lots. If the Department of Regional Planning requires the construction of a wall, complete access rights shall be dedicated.

23. Dedicate the right to restrict vehicular access on Shadow Pines Boulevard on all open space lots.
24. Construct off-site full street improvements on Shadow Pines Boulevard from the southerly tract boundary to Grandifloras Road to the satisfaction of Public Works. It shall be the sole responsibility of the subdivider to acquire the necessary right of way and/or easements.
25. If needed, provide off-site easement and/or right of way to allow for the construction of the necessary off-site grading and street improvements on Snow Drop Court in the vicinity of the westerly property line to join the existing Snow Drop Court to the satisfaction of Public Works. It shall be the sole responsibility of the subdivider to acquire the necessary right of way and/or easements.
26. Provide off-site easement and/or right of way to allow for the construction of the necessary off-site grading and road/drainage improvements on "A" Street in the vicinity of the northerly property line to the satisfaction of Public Works. It shall be the sole responsibility of the subdivider to acquire the necessary right of way and/or easements. If road and/or drainage improvements need to be pull back from the northerly tract boundary due to a hardship to obtain the off-site easement, reserve on-site right of way and slope easements on "A" Street in the vicinity of the northerly tract boundary to the satisfaction of Public Works.
27. Permission is granted to vacate the excess right of way at the terminus of Jasmine Valley Drive by separate instrument to the satisfaction of Public Works. Remove the existing road improvements on Jasmine Valley Drive easterly of Sunrose Place. Construct curb, gutter, and sidewalk on Sunrose Place to join the existing improvements to close the vacated Jasmine Valley Drive to the satisfaction of Public Works. Relocate existing utilities and drainage structures as needed to accommodate the proposed vacation. Easement shall be provided for all utility companies that have facilities remaining within the vacated area.
28. Permission is granted to vacate the excess right of way at the terminus of Greencourt Drive by separate instrument to the satisfaction of Public Works. Remove the existing road improvements on Greencourt Drive easterly of Abelia Road. Construct curb, gutter, and sidewalk on Abelia Road to join the existing improvements to close the vacated Greencourt Drive to the satisfaction of Public Works. Relocate existing utilities and drainage structures as needed to accommodate the proposed vacation. Easement shall be provided for all utility companies that have facilities remaining within the vacated area.

29. Remove the existing temporary turnaround on Shadow Pines Boulevard northerly of Grandifloras Road and construct off-site full-width highway improvements; including curb, gutter, base, pavement, and sidewalks; plant street trees; and install street lights; from Grandifloras Road northerly to the southerly tract boundary of the subdivision to the satisfaction of Public Works and the City of Santa Clarita. Sidewalks may be eliminated and parkway width may be reduced from 8 feet to 3 feet on the westerly side Shadow Pines Boulevard along the flood control channel from Grandifloras Road to "B" Street to the satisfaction of Public Works.
30. Construct curb, gutter, base, pavement, and sidewalks on Shadow Pines Boulevard and on all other streets within the tract boundaries to the satisfaction of Public Works. Construct roadway improvements within the tract boundaries on Shadow Pines Boulevard as shown on Typical Section Shadow Pines Boulevard (80 feet road right of way width) to the satisfaction of Public Works. Permission is granted to use the alternate section, where the sidewalk is located directly behind the curb, on all local streets within the tract boundaries.
31. Construct off-site full street road improvements on Shadow Pines Boulevard from Grandifloras Road to the southerly tract boundary to the satisfaction of Public Works and the City of Santa Clarita. Construct off-site full street road improvements on Shadow Pines Boulevard as shown on the off-site Typical Section Shadow Pines Boulevard to the satisfaction of Public Works and the City of Santa Clarita.
32. Construct additional sidewalk pop-out in the vicinity of any above ground utilities to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.
33. Construct parkway improvements (sidewalk, driveway, landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current ADA requirements along the property frontage on Huntington Drive to the satisfaction of Public Works.
34. Construct a slough wall outside the street right of way when the height of the slope is greater than five feet above the sidewalk and the sidewalk is adjacent to the street right of way. The wall shall not impede any required line of sight.
35. Construct full-width sidewalk and curb ramp at all returns.

TENTATIVE MAP DATED 03-14-2007
EXHIBIT MAP DATED 03-14-2007

36. Construct drainage improvements (and parkway drains, if needed) and offer easements needed for street drainage/slopes/maintenance purposes to the satisfaction of Public Works. Where streets or highways are located within flood hazard areas or subject to inundation, provide adequate freeboard and slope protection to the satisfaction of Public Works. Construct adequate embankment protection, including a service road if required, along those portions of highways or streets located within flood plain boundaries or subject to inundation.
37. Construct bridge/drainage structures on Shadow Pines Boulevard and "Q" Street in the vicinity of Tick Canyon to the satisfaction of Public Works.
38. Plant street trees on Shadow Pines Boulevard (including the off-site portion) and all local streets within the tract boundaries to the satisfaction of Public Works.
39. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring on Shadow Pines Boulevard (including the off-site portion) and all local streets within the tract boundaries to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.
 - (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
 - (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.

- (3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
 - c. The annexation and assessment balloting process takes approximately ten to twelve months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.
 - d. For acceptance of street light transfer billing, the area must be annexed into the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provide the following conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met. The Lighting District cannot pay for the operation and maintenance of street lights on gated private and future street(s).
- 40. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129.
 - 41. Install postal delivery receptacles in groups to serve two or more residential lots.
 - 42. Provide and install street name signs prior to occupancy of buildings.
 - 43. Prior to final map approval, the subdivider shall enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.


44. Comply with the mitigation measures (both on-site and offsite) as identified in the attached December 27, 2006 memorandum and December 1, 2005 letter from our Traffic and Lighting Division to the satisfaction of Public Works.
45. Comply with the mitigation measures as identified in the attached March 30, 2006 letter from the City of Santa Clarita to the satisfaction of Public Works and the City of Santa Clarita.
46. Contribute \$250,000 to install traffic control measures at the intersection of Shadow Pines Boulevard and Grandifloras Road to the satisfaction of Public Works and the City of Santa Clarita.
47. Provide detailed signing and striping plans (Scale 1:40) on Shadow Pines Boulevard to the satisfaction of Public Works.
48. Provide Traffic Signal Plans (Scale 1:20) at any location where modification to the existing traffic signal is deemed necessary and at locations where new traffic signals are to be installed to the satisfaction of Public Works.
49. Provide conceptual striping plans, signal plans (where applicable), and corresponding cost estimates for every roadway/intersection that the project shall contribute its proportionate share towards improving as identified in the approved traffic study to the satisfaction of Public Works.
50. Submit final site plans for any park lot (shown in the final map or as part of a future subdivision) to our Traffic and Lighting Division for review and approval of access locations (including sight distance) and parking lot circulation to the satisfaction of Public Works.
51. Prior to final map approval, pay the fees established by the Board of Supervisors for the Eastside Bridge and Major Thoroughfare Construction Fee District in effect at the time of recordation. The current applicable fee is \$15,870 per factored unit and is subject to change.

52. Prior to approval of the final map, if any improvements constructed by the subdivider are included as District improvements in the Eastside Bridge and Major Thoroughfare Construction Fee District, then the cost of such improvements may be credited against the project's District fee obligation if approved by Public Works. If the amount to be credited exceeds the subdivider's fee obligation, the subdivider may use the excess credits to satisfy the fee obligation of another project within the District, transfer the credit to another subdivider within the District, or be reimbursed by the District at the discretion of Public Works if funds are available. If District improvements are constructed after approval of the final map, the subdivider will receive credit equal to the cost of such improvements which may be used to satisfy the fee obligation for another project within the District, transferred to another subdivider within the District, or reimbursed at the discretion of Public Works.
53. Permission is granted to record large lots (20 acres minimum lot size) parcel map provided that full street right of way and slope easements are dedicated along the latest IEC/Public Works approved alignment on Shadow Pine Boulevard including the off-site portion to the satisfaction of Public Works. In addition, make an offer of future right of way and dedicate slope easements along all remaining interior streets and on-site access streets on alignments to the satisfaction of Public Works.
54. The applicant represents and warrants that the subdivider is the owner of, or has an option or contract to purchase the fee title to or a sufficient interest for the proposed use in, all the property within the boundaries of Vesting Tentative Tract Map No. 060259 as shown on the Exhibit Map dated June 30, 2006. The boundaries depicted on the final map for this subdivision shall clearly correspond to the boundaries shown on the Exhibit Map dated June 30, 2006, and all public improvements in connection with this subdivision shall be located within these boundaries. Accordingly, the applicant and his counsel acknowledge and agree that no condition of approval of Vesting Tentative Tract Map No. 060259 requires or otherwise involves the construction or installation of an offsite improvement, that the provisions of Government Code Section 66462.5 are not applicable to the approval of this Vesting Tentative Tract Map, and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or interest in any land in connection with the conditions associated with this Vesting Tentative Tract Map approval.

December 27, 2006

TO: Dennis Hunter
Land Development Division

Attention Barry Witler

FROM: Bill Winter 
Traffic and Lighting Division

**PARK PLACE
TENTATIVE TRACT NO. 60259
PINETREE AREA**

Subsequent to our approval of the project traffic study, the City of Santa Clarita annexed the unincorporated County area immediately south of the proposed project. Included in the annexed area is the intersection of Shadow Pines Boulevard at Grandifloras Road. The project traffic study includes both lane configuration changes, as well as the installation of a traffic signal as mitigation at this intersection. Since this intersection is now in the City of Santa Clarita, the City proposed to modify the intersection's traffic impact mitigation as follows. This mitigation measure will supercede the one noted for this intersection in our attached December 1, 2005, letter to the traffic consultant. We and the applicant concur with the City's requested revision.

The following improvements shall be the sole responsibility of the project and shall be installed concurrently with the installation of the curb, gutter, sidewalk, and first lift of asphalt.

Shadow Pines Boulevard/Tick Canyon Road at Grandifloras Road

North approach: One left-turn lane, one through-lane, and one shared through/right-turn lane (add north approach).

East approach: One shared through/left-/right-turn lane instead of one shared through/left-turn lane.

South approach: One left-turn lane, one through-lane, and one shared through/right-turn lane instead of one shared left-/right-turn lane.

West approach: One shared left/through lane and one exclusive right-turn lane instead of one shared right-/through lane.

Prior to map recordation, the applicant shall bond with the City of Santa Clarita for the cost to design, procure, and install a traffic signal at the intersection of Shadow Pines Boulevard at Grandifloras Road. Concurrent with the installation of curb, gutter, sidewalk and first lift of asphalt, the applicant shall install either a

Dennis Hunter
December 27, 2006
Page 2

traffic signal or an alternate traffic improvement to mitigate the project's impact. The specific method of traffic control shall be determined by the City of Santa Clarita Director of Public Works. The cost of an alternate traffic control shall not exceed the cost of the traffic signal option.

Detailed striping, signing, and traffic signal plans must be prepared and submitted to the City of Santa Clarita for review and approval.

In addition, based on recent discussions with the City of Santa Clarita, the development project, Sand Canyon Gateway, located in the City at the intersection of Sand Canyon Road at Soledad Canyon Road is no longer delayed as they previously indicated in their attached March 30, 2006, letter. Therefore, the Sand Canyon Gateway project will dedicate the right of way necessary along their project frontage to accommodate the mitigation measure proposed at the intersection of Sand Canyon Road at Soledad Canyon Road by the Park Place project as noted in our December 1, 2005, letter. The City requested that the Park Place project applicant coordinate with the developers of two projects located in the City, the Sand Canyon Gateway project and the Wes Thompson project. Both projects in the City have also proposed to improve the intersection of Sand Canyon Road at Soledad Canyon Road in order to mitigate their project impacts. Therefore, the interim mitigation measures for the intersection of Sand Canyon Road at Soledad Canyon Road discussed in our memo to your division dated July 12, 2006, are no longer needed.

If you have any questions regarding this memo, please contact Lani Alfonso of our Traffic Studies Section at Extension 4748.

LA:cn
P:\pub\WPFILES\FILES\STU\PatiPark Place TT60259-Revision Sept.12.doc

Attach.



DONALD L. WOLFE, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: T-4

December 1, 2005

Mr. Daryl Zerfass
Austin-Foust Associates, Inc.
2223 Wellington Avenue, No. 300
Santa Ana, CA 92701-3161

Dear Mr. Zerfass:

**PARK PLACE
TENTATIVE TRACT NO. 60259
TRAFFIC IMPACT ANALYSIS (OCTOBER 2005)
PINETREE AREA**

As requested, we have reviewed the above-mentioned document. The project site is located northeast of the existing terminus of Shadow Pines Boulevard and is bisected by Tick Canyon Road in the unincorporated County of Los Angeles area of Pinetree.

The proposed project consists of 492 single-family residential units and approximately 34 acres of park usage. The project is estimated to generate approximately 5,352 vehicle trips on a typical weekday, with 369 and 581 vehicle trips during the weekday a.m. and p.m. peak hours, respectively.

We generally agree with the study that the proposed project alone will significantly impact the County/City intersection listed below. The following improvements shall be the sole responsibility of the project and be made a condition of approval to be in place prior to occupancy of any unit.

Shadow Pines Boulevard/Tick Canyon Road at Grandifloras Road

North approach: One left-turn lane, one through-lane, and one shared through/right-turn lane (add north approach).

East approach: One shared left/through/right-turn lane instead of one shared through/right-turn lane.

South approach: One left-turn lane, one through-lane, and one shared through/right-turn lane instead of one shared left-/right-lane.

West approach: One shared left/through/right-turn lane instead of one shared left-/through-lane.

Install a traffic signal.

Detailed striping, signing, and traffic signal plans must be prepared and submitted to Public Works for review and approval prior to recordation of the tract map. The project is solely responsible for the design and installation of the traffic signal and it shall be in place prior to the issuance of a certificate of occupancy of any unit. The project shall coordinate with the City of Santa Clarita and the County to insure proper roadway transition is maintained at the intersection. The project shall enter into a secured agreement with Public Works for the cost traffic signal. This amount, which is estimated to be \$200,000 (reference Table 1), is subject to adjustment based on the estimated cost of the traffic signal at the time of recordation. The security will be released upon the completion and approval of the traffic signal installation.

In addition, we agree with the traffic study that the cumulative traffic generated by the project and other related projects will significantly impact the County and County/City intersections listed below. The project shall contribute its proportionate share of the cost for the following mitigation measures. Caltrans has reviewed and concurs with the following proposed mitigation measures:

Lost Canyon Road/SR-14 northbound ramps at Soledad Canyon Road

North approach: One left-turn lane and one shared through/right-turn lane instead of one shared left/through/right turn-lane (add an exclusive left-turn lane).

South approach: One left-turn lane, one through lane, and one exclusive right-turn lane instead of one left-turn lane and one shared through/right-turn lane (add an exclusive right-turn lane).

Install a traffic signal. The project's pro-rata share is 13 percent (reference Table 1).

Soledad Canyon Road at SR-14 southbound ramps

Install a traffic signal. The project's pro-rata share is 30 percent (reference Table 1).

The project shall pay Public Works for the pro-rata shares of the costs to install the traffic signals mentioned above and in Table 1.

Table 1

Intersections	Pro-rata	Cost	* Amount
<u>Shadow Pines Boulevard/Tick Canyon Road at Grandifloras Road</u>	100%	\$200,000	\$200,000
<u>Lost Canyon Road/SR-14 Northbound Ramps at Soledad Canyon Road</u>	13%	\$200,000	\$26,000
<u>Soledad Canyon Road at SR-14 Southbound Ramps</u>	30%	\$200,000	\$60,000
Amount Due at recordation			\$286,000

* Subject to adjustment at time of recordation.

The cumulative traffic generated by the project and other related projects will significantly impact the City intersections listed below. The proposed mitigation measures have been reviewed by the City of Santa Clarita and Caltrans. Both jurisdictions are in agreement with the study and have replied accordingly.

Sand Canyon Road at Soledad Canyon Road

North approach: Two left-turn lanes, one through lane, and one exclusive right-turn lane instead of one left-turn lane, one through lane, and one exclusive right-turn lane.

South approach: Two left-turn lanes, one through lane, one shared through/right-turn lane, and one exclusive right-turn lane instead of one left-turn lane, one through lane, and two exclusive right-turn lanes.

West approach: One left-turn lane, two through lanes, and one shared through/right-turn lane instead of one left-turn lane, two through lanes, and one exclusive right-turn lane.

Antelope Valley (SR-14) Freeway Southbound Ramps (at Sand Canyon Road) at Soledad Canyon Road

West approach: Three through lanes and one exclusive right-turn lane instead of two through lanes and one exclusive left-turn lane.

Sand Canyon Road at Antelope Valley (SR-14) Freeway Northbound Ramps

North approach: Two left-turn lanes and two through lanes instead of one left-turn lane and two through lanes.

Mr. Daryl Zerfass
December 1, 2005
Page 4

The project is within the Eastside Bridge and Major Thoroughfare (B&T) District. The project shall pay its share of the Eastside B&T fees. We also agree with the traffic study that the project will not have significant impacts to the Congestion Management Program-monitored intersections, arterials, or freeways in the area.

If you have any questions, please contact Mr. Patrick Arakawa of our Traffic Studies Section at (626) 300-4867.

Very truly yours,

DONALD L. WOLFE
Director of Public Works

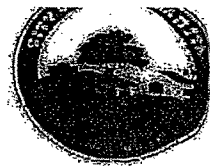


WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

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cc: Caltrans (Cheryl Powell)
City of Santa Clarita (Ian Pari)
Department of Regional Planning (Daryl Koutnik)

bc: Land Development (Chong, Witley, Wong)



City of
Santa Clarita

March 30, 2006

Mr. Patrick Arakawa
Los Angeles County Department of Public Works
1000 South Fremont Avenue, Bldg. A-9E
Alhambra, CA 91803

Subject: Park Place (TT 60259)

Dear Mr. Arakawa:

City staff has reviewed the traffic impact study for Park Place (TT 60259) located in the unincorporated area of Los Angeles County. We also understand that the County is currently in the process of preparing conditions of approval for the subject project. The City of Santa Clarita requests that the following items be addressed or included in the final conditions of approval:

1. The proposed traffic signal at the intersection of Shadow Pines Boulevard/Grandifloras Road should be installed when warranted and determined to be beneficial for intersection operation and safety, not necessarily at first occupancy of the project.

At a minimum, the conditions should state that the applicant shall provide a traffic-signal warrant analysis on a periodic basis (e.g., every two years or after occupancy of each 100 units), and that the signal will only be installed at such time that it is actually warranted. (Note: Satisfaction of the peak-hour warrant alone may not be sufficient to require installation of a traffic signal. Additional warrants, such as the four-hour, eight-hour, and/or accident warrants may also need to be met.)

If the applicant will be bonding for the cost of the traffic signal installation, then the bond should be for a sufficient period of time to cover final occupancy of the proposed project.

2. The conceptual striping plan depicts Shadow Pines Boulevard as a four-lane roadway, both north and south of Grandifloras Road. The long-range traffic volumes provided in the traffic study indicate that Shadow Pines Boulevard is projected to carry 14,000 vehicles per day south of Grandifloras Road and 7,000 vehicles per day to the north, at General Plan buildout.

An average daily traffic volume of 7,000 does not necessarily require two through lanes in each direction. Consider conditioning the applicant to construct Shadow Pines Boulevard to the full four-lane cross-section, but only



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Mr. Patrick Arakawa

March 30, 2006

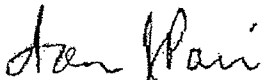
Page 2

striping it for one through lane in each direction. The additional lane in each direction can be added through restriping at such time as they are needed.

3. The traffic study includes a list of proposed mitigation measures at significantly impacted intersections in the City's jurisdiction. We understand that many of these mitigation measures are consistent with the mitigation measures proposed for the residential/retail project to be developed at the northeast quadrant of Sand Canyon Road/Soledad Canyon Road. The Sand Canyon Road/Soledad Canyon Road project may be delayed however, which means that it cannot be assumed that the mitigation measures will already be in place at occupancy of the Park Place project. The conditions for Park Place should state that all proposed mitigation measures shall be in place and fully functional prior to occupancy.

If you have any questions or would like to discuss this issue in more detail, please do not hesitate to contact me at (661) 284-1402. Thank you very much for your attention in this matter.

Sincerely,



Ian J. Pati, P.E.

Senior Traffic Engineer

IJP:kl

traffic\ian\60259.doc

cc: Robert Newman, Director of Public Works
Andrew Yi, City Traffic Engineer
~~Daryl Zerfass, Austin-Foust Associates~~

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install and dedicate main line sewers and serve each lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. Install off-site sewer main line to serve this subdivision to the satisfaction of Public Works.
3. Provide any necessary off-site easements to construct the off-site sewer improvements to the satisfaction of Public Works. It shall be the sole responsibility of the subdivider to acquire the necessary easements.
4. Comply with the mitigation measures identified in the approved sewer area study (PC 11881AS, dated 04-06-2006) to the satisfaction of Public Works. This includes completing and securing any necessary improvements required within the City of Santa Clarita to the satisfaction of the City. An update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
5. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
6. Easements are tentatively required, subject to review by Public Works to determine the final locations and requirements.
7. The subdivider shall further submit an area study to Public Works to determine if capacity is available in the existing sewerage system between the outlet of the PC 11881AS study and the Sanitation District trunk line. The subdivider shall secure appropriate discharge approvals from the City of Santa Clarita and the Newhall County Water District and comply with mitigation measures that may be identified in the report and as may be required by the affected agencies. Submittal of the sewer area study may be waived by Public Works provided that a similarly comprehensive sewer area study is submitted by other subdividers to detail the adequacy of the sewerage systems required to serve the needs of the Tick Canyon and Spring Canyon areas (TR 48086). If such study is accepted in lieu of the sewer area study otherwise required of the subdivider, then the subdivider shall comply with mitigation requirements set forth in the accepted area study.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 060259 (Rev.)

Page 2/2

TENTATIVE MAP DATED 04-14-2006
EXHIBIT "A" MAP DATED 04-14-2006

8. If the existing sewer system is found to have insufficient capacity, upgrade the existing sewerage system to the satisfaction of Public Works.
9. Sewer reimbursement charges as determined by the Director of Public Works shall be paid to the County of Los Angeles before the filing of this land division map.
10. Comply with the requirements set forth by Newhall County Water District in their letter dated 02/22/2006 (attached) to the satisfaction of Public Works.

HG
Prepared by Julian Garcia
tr60259s-rev6.doc

Phone (626) 458-4921

Date 04-19-2007

**NEWHALL COUNTY WATER DISTRICT**

23780 North Pine Street • P.O. Box 220970 • Santa Clarita, CA 91322-0970
(661) 259-3610 Phone • (661) 259-9673 Fax • email: mail@ncwd.org

Directors: MARIA GUTZEIT, *President* RANDALL D. PRIESTER, *Vice President* B. J. ATKINS BARBARA DORE LYNNEA PLAMBECK

February 22, 2006

Rick Doremus, President
Synergy
4209 Seashore Drive, 2nd Floor
Newport Beach, CA 92663-2939

RECEIVED
FEB 22 2006
SYNERGY

Re: Tick Canyon Sewer Area Study

Dear Mr. Doremus:

Newhall County Water District (District) has received and reviewed the Sewer Area Study for the Tick Canyon Development, Tract No. 060259 (Development) prepared for Synergy (Developer) by Sikand Engineering. This letter is to advise that the District is prepared to permit the Development to connect to the District's sewer system subject to the following conditions of approval being satisfied prior to final map:

- 1) The Developer must complete a Sewer analysis to identify downstream effects for District review and approval. This study must analyze the capacity of the District's Shadow Pines Lift Station (located at the intersection of Soledad Canyon and Shadow Pines Roads) and the District's trunk sewer downstream of that lift station to the inter-tie with the Los Angeles County Sanitation District trunk sewer system at the intersection of Lost Canyon and Soledad Canyon Roads.
- 2) This Sewer Analysis must consider and take into account additional flows from anticipated development in the area. The proposed projects in Bee Canyon and Spring Canyon are known to be in the planning stages and the study must take not only those projects into account, but other reasonably foreseeable developments that may likewise feed into the District's sewer system.
- 3) The Developer must enter into an agreement with the District relating to the design and construction of sewer system improvements related to the Development. This agreement will address, among other things, required fees and charges to be paid to the District, including deposits for processing of plans, design and construction of required off-site improvements, etc.

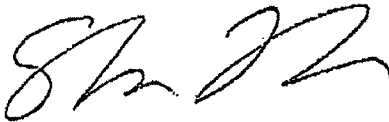
- 4) The Developer shall be required to pay the District's Sewer Connection Fee in effect at the time of sewer hookup.

This letter shall expire and be of no further force and effect on January 25, 2009.

The District looks forward to working with Synergy on this project. If you have any questions regarding this letter, please do not hesitate to contact me at (661) 259-3610.

Sincerely,

NEWHALL COUNTY WATER DISTRICT



Steve Cole
General Manager

SLC/chk

Cc: LA County Public Works - Sewer Unit
City of Santa Clarita - Dennis Mak
Sikand Engineering - Doug Farmer

TENTATIVE MAP DATED 03-14-2007
EXHIBITED MAP DATED 03-14-2007

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system (including any approved water tanks and water pump stations) maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each lot.
3. Install off-site water mainline to serve this subdivision to the satisfaction of Public Works.
4. Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
5. Submit landscape and irrigation plans for each open space and graded slope lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
6. Depict all line of sight easements on the landscaping and grading plans.

HW

Prepared by Lana Radle
tr60259w-rev6.doc

Phone (626) 458-4921

Date 04-19-2007



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

R.P. - Susie

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 60259 Map Date March 14, 2007 - EX. A

C.U.P. 03-249 Vicinity 3026C

- ☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☒ Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☒ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this division of land.

Comments: SEE ADDITIONAL COMMENT SHEETS FOR SPECIFICS.

By Inspector: Janna Masi Date April 19, 2007

Land Development Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-9783

CLEARED FOR PUBLIC HEARING



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

LAND DEVELOPMENT UNIT REQUIREMENTS

ADDITIONAL PAGE

SUBDIVISION NO. **TR 60259**

PAGE NO. **1**

1. The "Private Driveway and Firelane" as shown on Tentative Map will satisfy the Fire Department's requirement to provide the secondary access from the northern edge of Park Place project, north to Summit Knoll Road with the following additional modifications:

The off-site "Private Driveway and Firelane" shall be paved with asphalt at grade and shall not be less than 20 feet in width. Turnout areas as indicated on the submitted tentative map shall be maintained as depicted.

If additional revisions are requested as part of the tentative map review, requested entitlements shall be incorporated onto the tentative map for approval.

2. A Fire Department approved gate shall be installed at the most Southern section of the proposed off-site "Private Driveway and Firelane" (Tick Canyon Road) to ensure this access remains restricted. The "Private Driveway and Firelane" shall be restricted for use by the Tick Canyon and Rattlesnake Canyon residents only. The "Private Driveway and Firelane" shall only be used as an access by the Park Place Project residents and all other surrounding residents, during emergencies.

3. The Driveway shall have a minimum centerline radius of 100 feet. Signs shall be posted for a maximum 25 mph speed limit. Speed limit signage shall be installed prior to occupancy of residential units within tract boundary. The "Private Driveway and Firelane" shall have signage installed near the intersection of Summit Knoll Road that clearly states the road is not for through traffic. The Fire Department approved gate shall have signage posted that states, Tick Canyon Road is a Private Driveway/Emergency Firelane. (Contact your local fire prevention office for field inspection at 661-286-8821.)

4. A concrete dip crossing shall be installed at the significant watercourse crossing, approximately 2,800 feet Southerly of Summit Knoll Road.

5. A Civil Engineer shall provide a certified report and plan for the watercourse crossing and a final report that it has been installed per the plan. The design plan shall be submitted to the Land Development Unit prior to the clearance of the Final Map, with the installation report required prior to the issuance of building permit.

6. A Geotechnical consultant shall conduct field tests and provide a Certified Report for pavement structural design and base cross section designed to withstand a live load of 75,000 lbs. The Geotechnical consultant shall also provide a final report to the Santa Clarita Fire Prevention office that shows improvements have been installed per their report. Said report shall be submitted prior to issuance of building permits.

7. Homeowner CC&R's are to be provided that include maintenance responsibility provisions by the HOA and a funding reserve mechanism for the "Private Driveway and Firelane" prior to final map clearance. Additionally the CC&R's for the project shall contain a budget item for the maintenance of the "Private Driveway and Firelane" and Fire Department approved Gate. The developer shall place \$50,000 in this maintenance fund.

8. The "Private Driveway and Firelane" and Fire Department approved Gate shall be installed prior to the issuance of the first residential building permit.

9. PRIOR TO CLEARANCE OF THE FINAL MAP, THE REVISED GATE DETAIL SHALL BE SUBMITTED FOR REVIEW AND APPROVAL.

Gated entrances shall comply with Regulation #5, Los Angeles Co. Fire Department for emergency override devices.

The following design criteria shall be incorporated to the design:

A. Single gate design shall provide a minimum opening of 26'.

B. Provide a 32' turning radius prior to the gate.

C. Install a Fire Department knox box on the passager side of the road, 6' from the ground, on each side of the gate.

D. The call box shall be installed to maintain an unobstructed vehicular path of 26' or divided on two side providing a minimum width of 20'.

E. The gate setback from public right of way shall meet the minimum requirements a set forth by Public Works for stacking purposes. Provide verification from Public Works that the stacking design is adequate.

10. Flag lots 57, 58, 249, 278, 279, 401, 402 shall comply with the following criteria prior to the commencement of construction:

A. Single flag lots shall provide for a minimum paved width of 20' clear to the sky.

B. Two adjoining flag lots shall provide a minimum paved width of 20'.

11. Access to the public water tanks shall be a minimum paved width of 20'.

12. The Homeowners Association shall pay for a botanist or competent nursery person to annually inspect each occupancy built within the Park Place Development to ensure the original fuel modification plan is not compromised by any residents who may plant non Fire Department approved plants, scrubs and or trees. The person selected to complete this task by the Homeowners Association shall provide the Fire Department's Forestry Division with an annual report during the month of April that identifies any homes that have violated the original fuel modification plan for the development. The Forestry Division will be responsible for imposing enforcement concerning any violations made known in the annual report.

13. All residences constructed within this development shall have interior fire sprinklers installed. In addition, the expanded limits of the perimeter fuel modification zone shall be in accordance to Fire Department requirements prior to the clearance of the final map.

By Inspector: Janna Masi

Date: April 19, 2007



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 60259 Tentative Map Date March 14, 2007 - EX. A

Revised Report YES

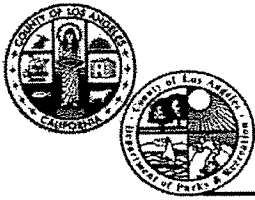
- ☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☒ The required fire flow for public fire hydrants at this location is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ The required fire flow for private on-site hydrants is gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☒ Fire hydrant requirements are as follows:
- Install 45 public fire hydrant(s). Upgrade / Verify existing public fire hydrant(s).
- Install private on-site fire hydrant(s).
- ☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☒ Location: As per map on file with the office.
- ☐ Other location:
- ☒ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☒ Additional water system requirements maybe required when this land is further subdivided and/or during the building permit process.
- ☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☐ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments:

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Janna Masi Date April 19, 2007

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Creating Community Through People, Parks and Programs"
Russ Guiney, Director

June 27, 2007

Ms. Susie Tae, AICP
Land Divisions Section
Department of Regional Planning
320 West Temple Street, Room 1346
Los Angeles, California 90012

Dear Ms. Tae:

**REVISED CONDITIONS OF MAP APPROVAL
VESTING TENTATIVE TRACT MAP 060259
Regional Planning Map dated March 14, 2007**

These are only park conditions, except for open space condition 4 and Landscape and Lighting Act District (LLAD) condition 5. Additional LLAD conditions may be submitted under separate cover.

1. The basic Quimby park land obligation is 4.72 net acres as shown on the Park Obligation Reports and Worksheets for Regional Planning map dated March 14, 2007 attached to and incorporated into these conditions. The developer shall convey an improved park to the County of Los Angeles ("the public park") in Park Planning Area (PPA) 35D (Canyon Country) and serving both PPA 35D and PPA 43B (Agua Dulce/Acton) in accordance with the final park plan approved by the Department. The public park shall include: "park site lots" 494 through 496, and "park site graded slope lots" 497 through 500. The park site lots shall consist of 13.63 net (maximum slope 3%) acres as shown on the Park Site Per Grading Plan Exhibit attached to the Park Obligation Reports and Worksheets and incorporated into these conditions. Developer shall receive a 4.72 net acre Quimby credit for the park.
2. Provide the improvements on the Park Conceptual Plan [Schematic Design] approved by the Department's Design Review Committee on October 31, 2005, and additional parking requested by the Planning Commission and shown on the Park Conceptual Plan Exhibit to Revised Exhibit "A" to C.U.P. 03-249. The Schematic Design includes paved roadways/pathways, a retaining wall, site electricity and lighting, sewer and water lines, trash receptacles/enclosures, bike loops, drinking fountains, landscaping and irrigation, and (as shown on the plan submittal received by the Department on November 16, 2006) fencing and gates. The park shall be unencumbered by easements, drainage or other structures which would restrict park development, access, or active recreational use.

- 2.1 The northeastern area of the park ("Soccer and Baseball Field Areas") shall be improved with a soccer field with bleachers, a base ball field with bleachers, picnic and open play areas including picnic tables, shade shelters, a paved maintenance yard, an event area, restrooms, a parking lot north of the soccer field with 36 spaces (31 standard, 5 accessible spaces); and a parking lot south of the base ball field with 61 spaces (56 standard, 5 accessible);
- 2.2 The Accessible Play Structure and Hard court Area off of the cul-de-sac shall be improved with a parking lot with 34 spaces (24 standard, 10 accessible), 3 hard court play areas, picnic tables, universally accessible playgrounds, a community building (including a restroom, office, and storage area);
- 2.3 The southern Open Field and Picnic Area of the park shall be improved with a parking lot with 31 spaces (28 standard, 3 accessible), an area for horse shoes, picnic areas, shade shelters and picnic tables, open play fields, and restrooms.
3. The following off-site improvements to the public park shall be provided without receiving Quimby credit: full street improvements and utilities/utility connections, including, but not limited to curbs, gutters, relocation of existing public utility facilities, street paving, traffic control devices, public trees, public streets and sidewalks. Utility types, sizes, and locations shall be to the satisfaction of the Department. Utilities shall include water meter and utility lines (electricity, gas, sewer, and telephone).
4. Dedicate natural open space lots 519 through 524 to the County of Los Angeles.
5. Prior to County accepting title to the public park and natural open space lots, an LLAD shall be created for the mutual benefit of Developer and the County to maintain the public park and natural open space lots.
6. Grant to the County of Los Angeles by separate instrument prior to the Department clearing the first unit map for recordation, an easement along and over the access drive within Lot 505 and road along the east side of the park within Lot 519 (collectively "the Access Drives"), granting the right to use said Access Drives for access to the park grounds and maintenance yard. This easement will also contain a reservation of rights for use of the Access Drives as access for the property owners located directly east of the public park. The maintenance and the cost for any such maintenance of the Access Drives shall be the sole responsibility of the Park Place Homeowners Association ("the Park

Place HOA"). Developer shall include this maintenance requirement in the covenants, conditions, and restrictions (CC&Rs) of the Park Place HOA. Prior to the Department clearing the first unitized map, including the large lot parcel map, deliver the final version of the CC&Rs, along with a letter stating the CC&Rs will be recorded immediately after recordation of the final map. Deliver a recorded copy of the CC&Rs to: County of Los Angeles Department of Parks and Recreation, 510 S. Vermont Avenue, Room 201, Attention: Chief of Planning, Los Angeles, CA 90020.

7. Convey the public park by recordable grant deed showing the fee vested with the County of Los Angeles, and free of all encumbrances except those that do not interfere with the use of the property for park or recreational purposes. Developer's designated title company shall provide the County with an ALTA title policy and shall record the park deed simultaneously to County's execution of a Certificate of Acceptance, and shall deliver the recorded deed to the Chief Administrative Office Real Estate Division, Property Management Section, 222 South Hill Street, Third Floor, Los Angeles, CA 90012.
8. Complete construction of the public park and convey it to the County prior to issuance of any building permits beyond the 100th unit. Starting with the month after the month in which the first building permit is issued, developer shall submit monthly reports to the Department that identify for each unit map within VTTM 060259 the number of units for which building permits were issued for the month and cumulative to date, and which relate the number of units to owner, unit map number, and lot number. The monthly reports are due on the first County business day of each month until the County accepts the deed to the park. Failure to provide the Department with a report on time or to convey the completely developed public park to the County by the 100th unit will result in the Department requesting the Department of Public Works to withhold further issuance of building permits for unit maps until the delinquent report is received and/or the public park is completed and conveyed to the County.
9. Prior to the Department clearing the first unit final map for VTTM 60259, enter into a Park Development Agreement and post Faithful Performance and Labor & Materials bonds with the Department for park design and construction in accordance with an updated cost estimate for the park. The PDA shall be substantially similar in form and content to the PDA approved by the Board of Supervisors on August 8, 2006, and the content of the bonds shall be substantially similar in form and content to the bonds used by the Los Angeles County Department of Public Works.

10. Prior to the Department clearing the first final (unit) map, submit a critical path method (CPM) schedule for completing the park and conveying title to the County ("Park Delivery Schedule"). Said schedule shall include design development submittals; submittals required for the various stages of construction document development, permits and approvals; park construction commencement and completion dates; ALTA title policy; deed preparation, review, and recordation. The initial Park Delivery Schedule shall serve as the baseline for all activities. Developer shall update the Park Delivery Schedule on a monthly basis to show actual progress compared to planned progress and submit the updates to the Department on the first County business day of each month. If as a result of these monthly schedule updates it appears that the Park Delivery Schedule does not comply with the critical path, the Developer shall submit a Recovery Schedule as a revision to the Park Delivery Schedule showing how all work will be completed within the period for park delivery.
11. Obtain all applicable jurisdictional approvals; comply with all applicable federal, state, and local laws, rules, codes, and regulations; obtain, coordinate and pay for all studies, permits, fees and agency inspections required to design and build the park and shall provide one (1) copy of all studies, permits, inspection reports, and written approvals to the Department's representative; provide County with certification that the playground meets American Society for Testing and Materials (ASTM) standards, United States Consumer Product Safety Commission (USCPSC) standards, and all State of California playground accessibility guidelines.
12. Submit park plans and specifications to the Department for review and approval during the design development stage (100%); fifty percent (50%), seventy five percent (75%), ninety percent (90%), and one hundred percent (100%) stages of construction document development. Specifications and a grading plan (scale: 1 inch = 40 feet or as required by the Department) shall be submitted to the Department concurrent with the final grading plan submittal to DPW. The respective stage of each submittal shall be clearly labeled on the drawings. Plan submittals shall be made by giving the Department three (3) sets of drawings and a CD-ROM containing the drawings in AutoCad 2000 format. The Department shall have twenty-one (21) County business days from receipt of any construction document submittal to review and approve it. If the Department does not respond within said time period, the submittal shall be deemed approved by the Department. Any corrections or changes made by County during review of one stage shall be incorporated into a revision of the current drawings and specifications and resubmitted for County's approval of said stage prior to permission by Department for Developer to proceed with the next stage. The public park shall be developed in accordance with the park improvement plans approved by the Department, using standard construction activities and responsible contractors licensed by the State of California to perform this type of

work. Sole responsibility for completion of the park improvements, and payment of all costs incurred, lies with the Developer.

13. Provide the Department with written Notice of Park Construction Commencement. The Construction Phase is defined as the period of time from said notice to the date the Department issues its Notice of Acceptance of Completed Park Improvements, inclusive of the 90-day plant establishment period. Upon completing park construction, and obtaining final sign off from DPW on all code compliance issues, notify the Department in writing by submitting a Notice of Completion of Park Construction. Within thirty (30) days after receipt of said notice Department shall inspect the park and reasonably determine whether or not the park improvements have been constructed in accordance with the construction documents, and to a level of quality and workmanship for the Department to issue its Notice of Acceptance of Completed Park Improvements. If park construction is unacceptable, within fifteen (15) County business days after inspection, the Department shall provide Developer with a list of items that need to be corrected, after receipt of said list, in order for the Department to issue its Notice of Acceptance of Completed Park Improvements, or issuance of said notice will be delayed until the items on the list are corrected.
14. Designate and identify a project manager who will oversee construction of the public park. The project manager shall communicate by providing written documentation via facsimile or mail to County's representative and abide by County's requirements and direction to ensure acceptable park completion, provide County with reasonable access to the public park site and the park improvements for inspection purposes, and at a minimum initiate and coordinate the following inspections and approvals during the course of construction with not less than two County business days advanced notice of any request for inspection or approval: (1) contractor orientation/pre-construction meeting; (2) construction staking and layout; (3) progress/installation inspections to be scheduled on a weekly basis or as required to insure conformance with construction documents; (4) irrigation mainline and equipment layout; (5) irrigation pressure test; (6) irrigation coverage test; (7) weed abatement after abatement cycle, to review degree of kill; (8) plant material approval; (9) plant material/Hydroseed/pre-maintenance inspection; (10) substantial completion and commencement of maintenance period; (11) final walk through and acceptance. Continued work without inspection and approval shall make developer and its subcontractors solely responsible for any and all expenses incurred for required changes or modifications. County reserves the right to reject all work not approved in conformance with this condition.
15. Upon Department's Notice of Acceptance of Completed Park Improvements, provide Department with a two (2) sets of record drawings, maintenance manuals, and irrigation controller charts, and contact information for utility

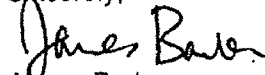
Ms. Susie Tae, AICP
June 27, 2007
Page 6 of 6

companies and utility account codes in order for the Department to request timely transfer of utilities serving the park. These documents shall also be submitted on CD-ROM with the drawings in AutoCad 2000 format.

16. Any major change proposed by the Developer to the public park's location, shape, or size (not more than 2 net acres variance) from the approved tentative tract or parcel map, or to the park improvements specified in the adopted conditions and Park Exhibit to the approved tentative map, shall be deemed a revision of the tentative tract or parcel map and shall require the filing of a revised map as described in Los Angeles County Code Section 21.62.030.

Please contact me at (213) 351-5117 if you have any questions regarding these conditions.

Sincerely,



James Barber
Acquisitions/Developer Obligations Section

Attachments

JB (c: VTTM 060259 Tick Canyon 3.14.07 md Rev Cond8)

c: Rick Doremus, Synergy
Roger Hernandez, CAORED
Henry Wong, DPW
Kathleen Ritner, Larry Hensley, Susan Pearson (Parks and Recreation)

CALCULATION OF QIMBY OBLIGATION
VESTING TENTATIVE TRACT MAP 60259 - TICK CANYON
REGIONAL PLANNING MAP DATE - MARCH 14, 2007

	(a)	(b)	(c)	(d) (a)x(b)x(c)	(e)	(f) (d)x(e)
Types of Dwelling Units	No. of People Per Dwelling Unit	Goal 3.0 Acre/1,000 People	Number of Single Family Lots (Counts)	Quimby Obligation (Acres)	Land Value per Acre (\$)	In-Lieu Fee (\$)
Park Planning 35D Single Family Lots	3.21	0.0030	449	4.32	\$142,186	\$614,244
Park Planning 43B Single Family Lots	3.11	0.0030	43	0.40	\$39,648	\$15,859
Totals			492	4.72		\$830,103



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION REPORT



Tentative Map # 60259 DRP Map Date: 03/14/2007 SCM Date: / / Report Date: 04/19/2007
Park Planning Area # 35D CANYON COUNTRY Map Type: REV. (REV RECD)

Total Units **449** = Proposed Units **449** + Exempt Units **0**

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	4.32
IN-LIEU FEES:	\$614,244

Conditions of the map approval:

See attached letter dated April 23, 2007.

The park obligation for this development will be met by:

The dedication of 13.63 acres for public park purposes.

Trails:

No trails.

Contact Patrocenia T. Sobrepefia, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By: James Barber
James Barber, Developer Obligations/Land Acquisitions

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**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map # 60259	DRP Map Date: 03/14/2007	SMC Date: / /	Report Date: 04/19/2007
Park Planning Area # 35D	CANYON COUNTRY		Map Type: REV. (REV RECD)

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P)\text{people} \times (0.003) \text{ Goal} \times (U)\text{units} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units **449** = Proposed Units **449** + Exempt Units **0**

	People	Goal 3.0 Acres / 1000 People	Number of Units	Acres Obligation
Detached S.F. Units	3.21	0.0030	449	4.32
M.F. < 5 Units	3.03	0.0030	0	0.00
M.F. >= 5 Units	2.10	0.0030	0	0.00
Mobile Units	3.01	0.0030	0	0.00
Exempt Units			0	
Total Acres Obligation =				4.32

Park Planning Area = **35D CANYON COUNTRY**

Goal	Acres Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	4.32	\$142,186	\$614,244

Lot #	Provided Space	Provided Acre	Credit %	Acres Credit	Land
494	Public Park	16.20	70.56%	11.43	Public
495	Public Park	2.28	96.49%	2.20	Public
496	Public Park	0.30			Public
Total Provided Acres Credit:				13.63	

Acres Obligation	Public Land Credit	Private Land Credit	Net Obligation	RLV / Acre	In-Lieu Fee Due
4.32	13.63	0.00	-9.31	\$142,186	-1,689,170



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION REPORT



Tentative Map # **60259** DRP Map Date: **03/14/2007** SCM Date: / / Report Date: **04/19/2007**
Park Planning Area # **43B** **AGUA DULCE / ACTON** Map Type: **REV. (REV RECD)**

Total Units **43** = Proposed Units **43** + Exempt Units **0**

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.40
IN-LIEU FEES:	\$15,859

Conditions of the map approval:

See attached letter dated April 23, 2007.

The park obligation for this development will be met by:

Trails:

Comments:

The Quimby obligation for this portion of the development, PPA 43B (AGUA DULCE/ACTON) will be satisfied by dedicating minimum 13.63 net acres (maximum slope 3%) of park land within PPA 35D (Canyon Country) to the department.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By: James Barber
James Barber, Developer Obligations/Land Acquisitions

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**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map # 60259	DRP Map Date: 03/14/2007	SMC Date: / /	Report Date: 04/19/2007
Park Planning Area # 43B	AGUA DULCE / ACTON	Map Type: REV. (REV RECD)	

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P)eople \times (0.003) Goal \times (U)nits = (X) acres obligation$$

$$(X) acres obligation \times RLV/Acre = In-Lieu Base Fee$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units **43** = Proposed Units **43** + Exempt Units **0**

	People	Goal Acres / 1000 People	Number of Units	Acres Obligation
Detached S.F. Units	3.11	0.0030	43	0.40
M.F. < 5 Units	2.02	0.0030	0	0.00
M.F. >= 5 Units	2.51	0.0030	0	0.00
Mobile Units	2.40	0.0030	0	0.00
Exempt Units			0	
Total Acres Obligation =				0.40

Park Planning Area = **43B AGUA DULCE / ACTON**

Goal	Acres Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.40	\$39,648	\$15,859

Unit #	Provided Space	Provided Acres	Credit (%)	Acres Credit	Land
None					
Total Provided Acres Credit:				0.00	

Acres Obligation	Public Landmark	Env. Park Ord.	Acres Obligation	RLV / Acre	In-Lieu Fee Due
0.40	0.00	0.00	0.40	\$39,648	\$15,859



LOT NO.	PAK GROSS AREA PER TIRE	GROSS AREA PER GROUND PLAN	NET USABLE AREA (MAX. 3% SLOPE)	ROAD AREA-SURF. AREAS
494	16.2 AC	14.2 AC	11.4 AC	0.8 AC
495	2.8 AC	2.2 AC	2.2 AC	0.4 AC
496	0.3 AC	0.0 AC	0.0 AC	0.3 AC
TOTALS	19.3 AC	16.4 AC	13.6 AC	1.3 AC

1. 100.

PARK SITE PER GRADING PLAN

FOR
TRACT NO. 60259

[illegible]

STENERGY, A LAND & DEVELOPMENT COMPANY
4200 SEADORE DRIVE
NEWPORT BEACH, CA 92663
ATTN: BOB BORDAS TEL: (714) 445-8400

References



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Acting Director of Environmental Health

Bureau of Environmental Protection
Land Use Program
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June 5, 2007

RFS No. 07-0013934

Tract No. 060259

Vicinity: Pine Tree

Tentative Tract Map Date: March 14, 2007 (6th Revision)

The County of Los Angeles Department of Public Health has no objection to this subdivision and Vesting Tentative Tract Map 060259 is cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by the Newhall County Water District a public water system, which guarantees water connection and service to all units. A "will serve" letter has been received by the Department.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the Los Angeles County Sanitation District #26 as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,

A handwritten signature in black ink, appearing to read 'Becky Valenti'.

Becky Valenti, E.H.S. IV
Land Use Program